

# Staff Summary Report



Hearing Officer Hearing Date: August 5, 2008

Agenda Item Number: 2

**SUBJECT:** This is a public hearing for a request by **UNITED RENTALS (PL080146)** located at 9002 South Hardy Drive for one (1) use permit.

**DOCUMENT NAME:** 20080805dsac01

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Hold a public hearing for a request by **UNITED RENTALS (PL080146)** (Ward Hollon/Deines-Hollon Architects, applicant; Exodyne Properties Inc., property owner) located at 9002 South Hardy Drive in the GID, General Industrial, SWOD, Southwest Overlay and GIOD, General Industrial Overlay Districts for:

**ZUP08107** Use permit to allow the expansion of an industrial use adjacent to a Single Family Residential District.

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

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

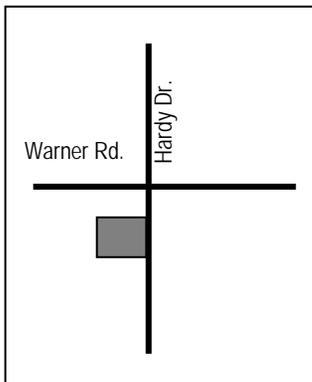
A handwritten signature in black ink, appearing to read 'SEA'.

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval subject to Conditions 1-4

**ADDITIONAL INFO:** The applicant is requesting a use permit to allow the expansion of an industrial use adjacent to a Single Family Residential District located at 9002 South Hardy Drive in the GID, General Industrial, SWOD, Southwest Overlay and GIOD, General Industrial Overlay Districts. The Zoning and Development Code requires the use permit process to expand any industrial use in the General Industrial Overlay District because of the proximity to a single family residential district. Staff supports this request. To date no public input has been received.



**PAGES:**

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

**ATTACHMENTS:**

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Project Description
5. Project Data
6. Site plan
7. Floor Plan
8. Existing Elevations
9. Proposed Elevations
10. Staff Photograph(s)

## COMMENTS:

The applicant is requesting a use permit to allow the expansion of an industrial use adjacent to a Single Family Residential District located at 9002 South Hardy Drive in the GID, General Industrial, SWOD, Southwest Overlay and GIOD, General Industrial Overlay Districts. The property is located mid-block on the west side of Hardy Drive. The Zoning and Development Code requires the use permit process to expand any industrial use in the General Industrial Overlay District because of the proximity to a single family residential district. The expansion entails the construction of a new 2,400 s.f. metal building between the existing office building and the existing maintenance facility. United Rentals will use the 2,400 s.f. building as an additional service and maintenance building. Currently there are no homes directly behind the proposed expansion; additionally Staff will require landscaping along the perimeter wall through the required Development Plan Review process.

Staff supports this request subject to conditions. To date no public input has been received.

## Use Permit

The Zoning and Development Code requires a use permit for any expansion of an industrial use in the General Industrial Overlay District as it is adjacent to a single family residential use.

Evaluating the use permit, the proposal appears to pass the use permit tests 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. The expansion will meet additional maintenance needs for the current use of the site.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
  - There will be no emission of odor, dust, gas, noise, vibration, and smoke from the building expansion as all work will take place inside the metal building.
- 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 proposal would not contribute to neighborhood deterioration or downgrade property values. These use permits are 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 does not appear to be compatible with the residential use to the south; however, it is consistent and compatible with the uses on site and with the industrial uses to the north, east, and west. There are no homes directly adjacent to this proposed addition; and there is a large retention basin between the proposed building and the residential properties to the south. There are trees and additional landscaping requirements that Staff will require as a part of the Development Plan Review process.

## Conclusion

Staff recommends approval of the request, 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.
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. Obtain all necessary clearances from the Building Safety Division.
2. Building expansion/addition requires a Development Plan Review process. Applicant must submit for review by **September 5, 2008**.
3. New building should match existing maintenance building on site in material and color.
4. The use permit is valid for the plans as submitted to and approved by the Hearing Officer/Board of Adjustment.

**HISTORY & FACTS:**

April 23, 2008:

SPR08028 – Site Plan review submitted for building expansion. Comments returned to applicant. Pending DPR submittal.

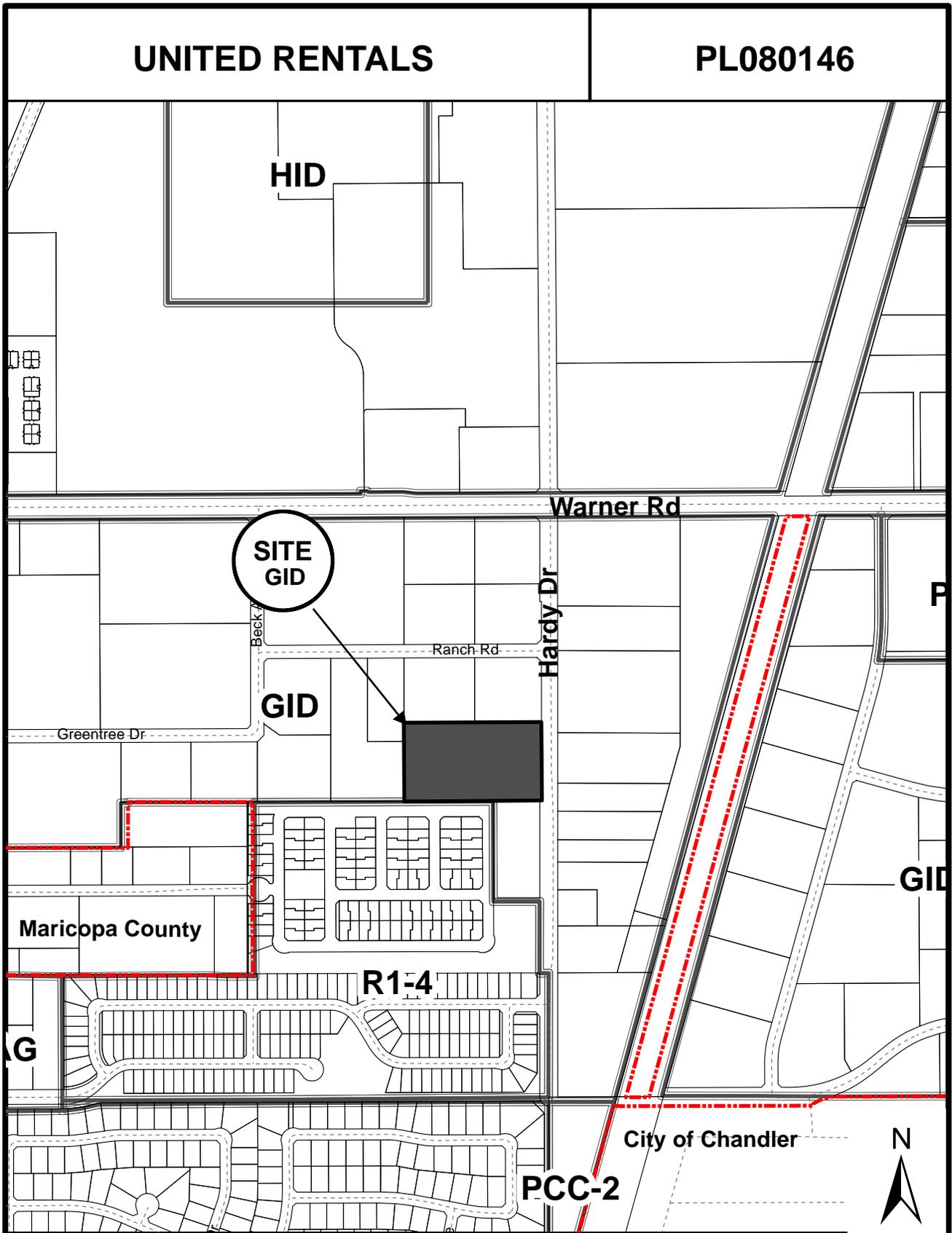
**DESCRIPTION:**

Owner – Exodyne Properties Inc.  
Applicant – Ward Hollon/Deines-Hollon Architects  
Existing Zoning – GID, General Industrial, SWOD, Southwest Overlay and GIOD, General Industrial Overlay Districts.  
Existing Lot area – 229,443 s.f. (5.27 ac)  
Existing Building area – 12,295 s.f.  
Proposed Shop Addition – 2,400 s.f

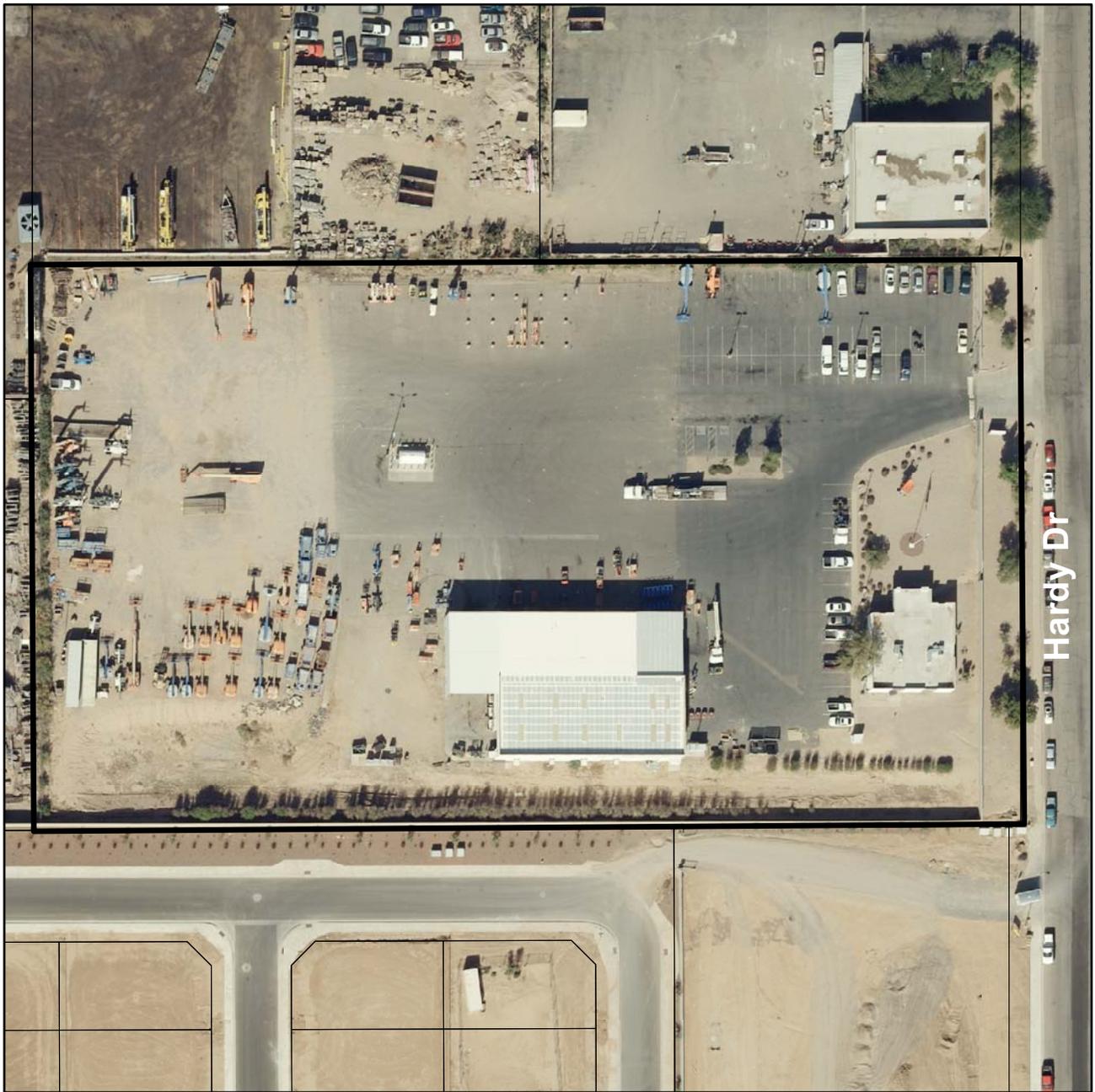
**ZONING AND DEVELOPMENT**

**CODE REFERENCE:**

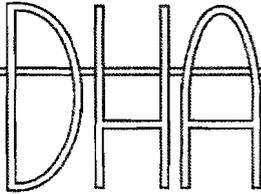
Part 5, Chapter 3, Section 5-304 Uses Requiring a Use Permit



**Location Map**



**UNITED RENTALS (PL080146)**



**DEINES-HOLLON  
ARCHITECTS**

*Hollon Design Associates, LLC  
dba Deines-Hollon Architects*

**5801 S. McCLINTOCK DR, SUITE 104  
TEMPE, ARIZONA 85283-6002  
(480) 897-7145  
FAX (480) 897-7105  
EMAIL: [architects@dha-tempe.com](mailto:architects@dha-tempe.com)**

## **Letter of Explanation**

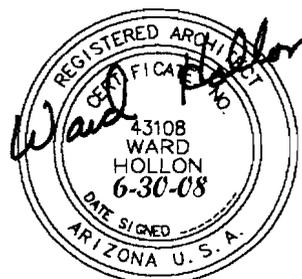
United Rentals provides rental aerial lift equipment, such as scissor lifts, boom lifts, etc., generally to construction contractors. This facility serves as a rental, distribution, and maintenance center for the aerial equipment. Contractors place rental orders for equipment and United Rentals delivers equipment from this location to the contractor's site.

There are two existing buildings on this site. The first building is the rental office and the other building is an equipment maintenance and repair facility. This building includes a parts department and a wash bay.

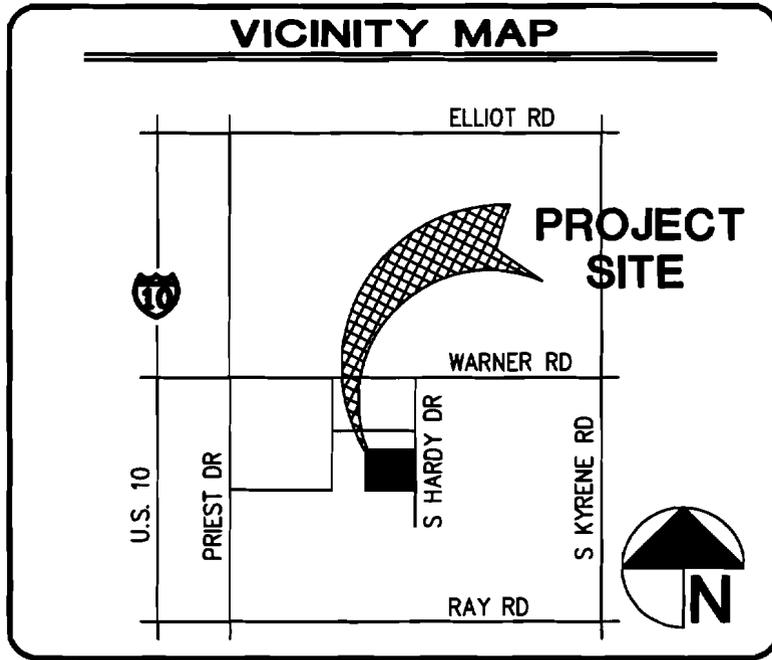
United Rentals would like to increase the amount of space they have for the maintenance operation by adding a new metal building. Because of the change in the intensity of use, a new Use Permit is required.

The normal hours of operation at this facility are 7:00 am to 5:00 pm, Monday thru Friday, with drivers arriving at site at about 4:30 am and maintenance personnel arriving about 6:00 am. There are about 34 employees at this facility. The addition of the new maintenance building will not increase the number of employees.

The increase in maintenance space will not cause any significant change the current amount of customer or distribution traffic at the facility or the surrounding area. Because the maintenance operations in the new building are interior, there should be no increase in odor, dust, gas, noise, vibration, smoke, heat or glare. As this change is simply an addition for the maintenance activities already conducted on site, it should not cause any deterioration of the neighborhood or create any disruptive behavior. As a significant portion of the existing maintenance building is metal, the addition a the new metal building should be compatible with that adjacent building.

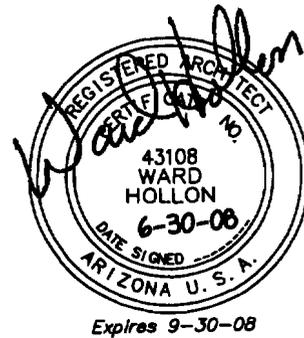


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### PROJECT DESCRIPTION

This project consists of a new metal building to serve as additional operating space for vehicle maintenance. The 2,400 square foot building shall have fire sprinklers and shall be located from the existing nonsprinklered buildings a sufficient distance to have it considered a separate building. The existing buildings are therefore to remain nonsprinklered. A new dumpster enclosure is to be constructed by eliminating some existing parking spaces. The ADA accessible parking spaces are to be relocated adjacent to the office building and 6 bicycle parking spaces shall be added. An accessible route to the public way from the office building via a ramp shall be added. No changes to the existing 6' screen walls, or site lighting is anticipated. The existing landscaping shall be brought into compliance with current zoning requirements.



**UNITED RENTALS  
SHOP EXPANSION**  
9002 S HARDY DRIVE  
TEMPE, AZ 85284

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VICINITY MAP  
PROJECT DESCRIPTION

**DEINES-HOLLON**  
ARCHITECTS

5801 S McCLINTOCK DR, STE 104    480-897-7145  
TEMPE, ARIZONA 85283    FAX 480-897-7105

JOB : 0813  
DATE : 6-30-08

**UP-1**

# PROJECT DATA

**ARCHITECT/APPLICANT:**

Deines-Hollon Architects  
 5801 S McClintock Drive, Suite 104  
 Tempe, AZ 85283  
 Contact: Ward Hollon  
 Tel: 480-897-7145  
 Fax: 480-897-7105  
 Email: ward.hollon@dha-tempe.com

**BUILDING AREA:**

Existing Office Building: 2,625 s.f.  
 Canopy: 192 s.f.  
 Total Building Area: 2,817 s.f.

Existing Shop Building: 5,767 s.f.  
 Enclosed Mezzanine: 319 s.f.  
 Canopies: 6,208 s.f.  
 Total Building Area: 12,295 s.f.

Proposed Shop Expansion: 2,400 s.f.

Percentage of lot coverage:  
 17,592 s.f./217,799 s.f. = 8.1%

**PROJECT NAME:**

United Rentals Shop Expansion

**PROJECT ADDRESS:**

9002 S Hardy Drive  
 Tempe, Arizona 85284

**TENANT:**

United Rentals  
 9002 S Hardy Drive  
 Tempe, AZ 85284

**OWNER:**

Exodyne Properties Inc  
 8433 N Black Canyon Hwy 200  
 Phoenix, AZ 85021

**ZONING:**

GID - General Industrial District  
 Southwest Tempe Overlay District

**LEGAL DESCRIPTION:**

Lot 8, Warner I-10 Commerce Center No. 3, according to Book 238 of Maps, Page 32, Records of Maricopa County, Arizona and Certificate recorded in Docket 15723, Page 278.

APN: 301-60-023

**SITE AREA:**

Gross Area: 229,448 s.f. (5.27 acres)  
 Net Area: 217,799 s.f. (5.00 acres)

**CONSTRUCTION TYPE:**

Existing buildings: Type V-B, nonsprinklered  
 New addition: Type V-B, with Automatic Sprinkler System

**OCCUPANCY CLASSIFICATION:**

Existing Office Building: Group B  
 Maintenance Shop: Group S-1

**ALLOWABLE AREA:**

For Group B, Type V-B: 9,000 s.f. (tabular)  
 For Group S-1, Type V-B: 9,000 s.f. (tabular)

Allowable increase for existing shop building:  
 Frontage: F = 430'-9'  
 Perimeter: P = 471'-9'  
 Width of yard: W = 30'  
 Percentage of increase:  
 $(430.75/471.75 - .25)30/30 = 0.55$  (66%)  
 Allowable area:  $9,000 + (9,000 \times 0.66) = 14,940$  s.f.

**ALLOWABLE HEIGHT:**

For Group B & S-1, Type V-B: 40'-0", 1 story

**BUILDING HEIGHT:**

For Existing Office Building: Approx. 16', 1 story  
 For Maintenance Shop Bldg: Approx. 25', 1 story

**PARKING CALCULATIONS:**

Office: 2,625 s.f. (1/300 s.f.)  
 $2,625 \text{ s.f.} / 300 = 9$  spaces  
 Service station: 15,095 s.f. (1/300s.f.)  
 $15,095 \text{ s.f.} / 300 = 51$  spaces  
 Total parking: 60 spaces

Parking Required: 60 spaces (Including 3 ADA spaces)  
 Parking Provided: 71 spaces (Including 3 ADA spaces)

Bicycle Parking: 6 spaces

**LANDSCAPE CALCULATION:**

Landscape area required : 10%  
 $217,799 \text{ s.f.} \times 0.10 = 21,780 \text{ s.f.}$   
 Landscape area provided : 6,275 s.f.  
 $54,895 \text{ s.f.} / 217,799 \text{ s.f.} = 25.2\%$



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**UNITED RENTALS  
 SHOP EXPANSION  
 9002 S HARDY DRIVE  
 TEMPE, AZ 85284**

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**PROJECT DATA  
 for USE PERMIT**

**DEINES-HOLLON  
 ARCHITECTS**

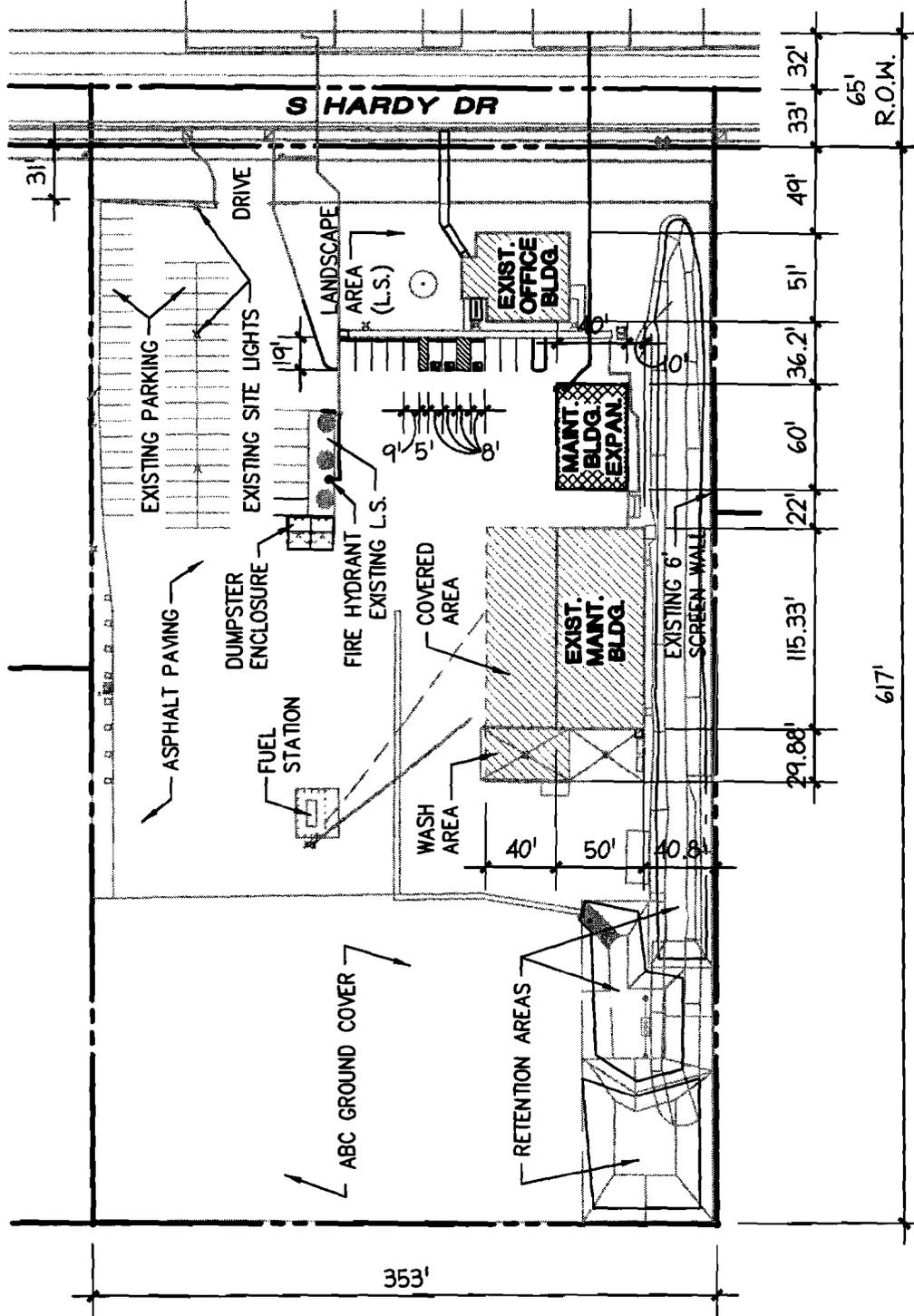
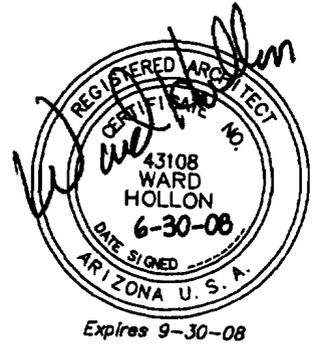
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 DATE: 6-30-08

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**UP-2**

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1"=100'

**PROPOSED SITE PLAN**

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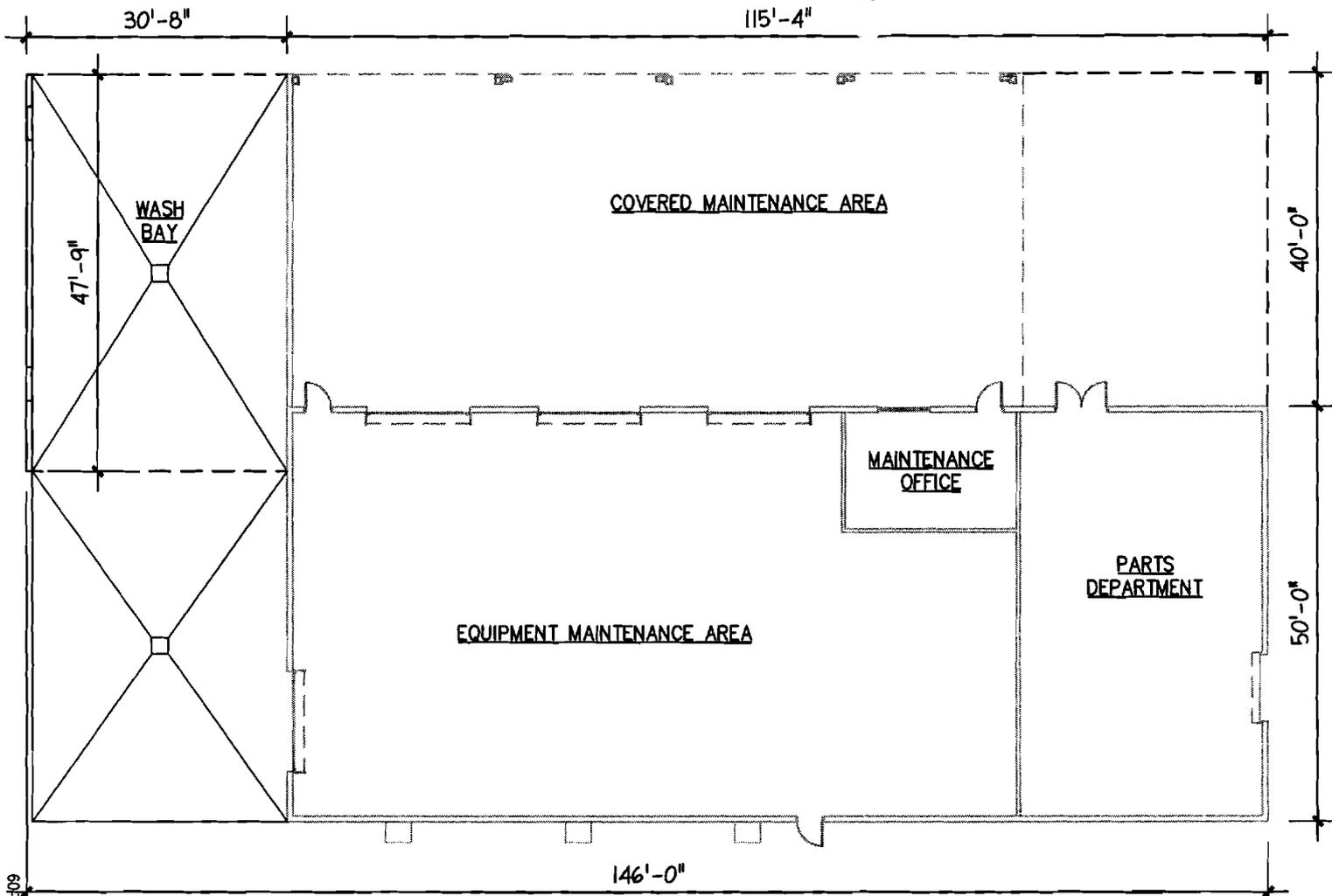
**UNITED RENTALS  
SHOP EXPANSION**  
 8002 S HARDY DRIVE  
 TEMPE, AZ 85284  
**PROPOSED SITE PLAN  
 for USE PERMIT**

**DEINES-HOLLON  
 ARCHITECTS**

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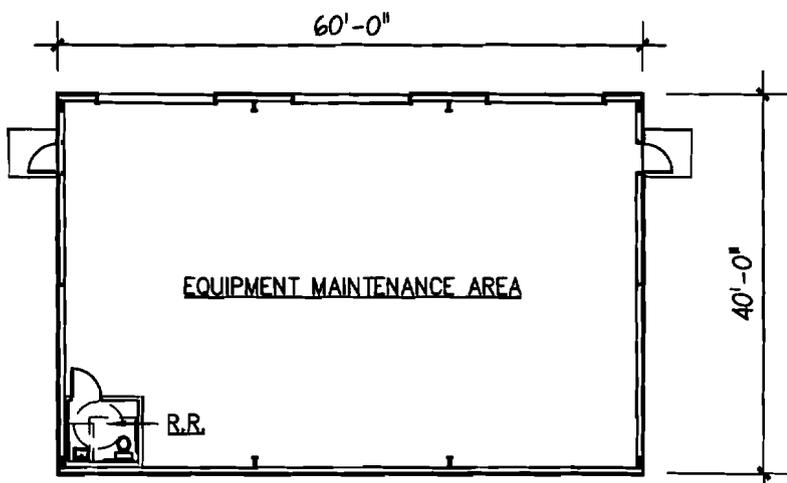
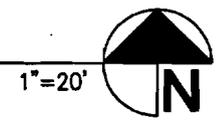
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**SHEET  
 UP-3**



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**1 FLOOR PLAN EXISTING MAINTENANCE BLDG**



**2 FLOOR PLAN NEW MAINT BLDG**



**UNITED RENTALS  
 SHOP EXPANSION  
 9002 S HARDY DRIVE  
 TEMPE, AZ 85284**

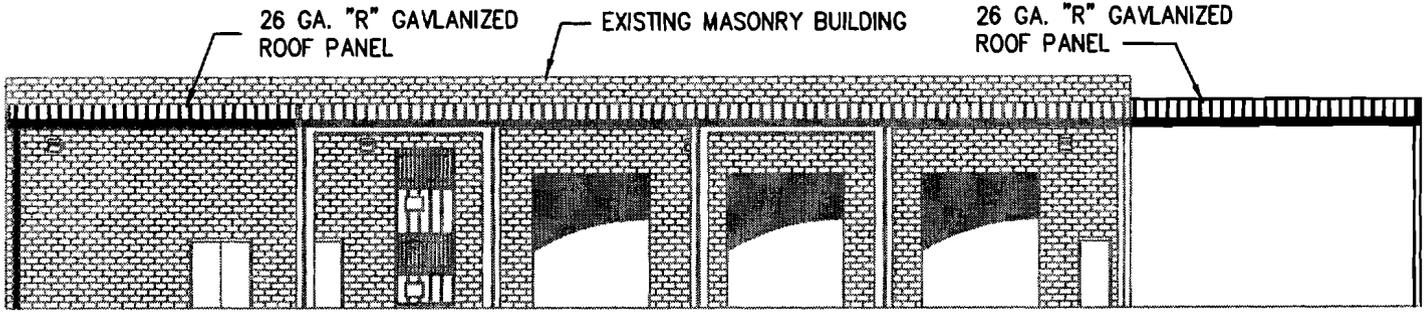
**EXISTING MAINTENANCE BLDG FLOOR PLAN  
 NEW MAINTENANCE BLDG FLOOR PLAN**

**DEINES-HOLLON  
 ARCHITECTS**

5801 S McCLINTOCK DR, STE 104 480-897-7145  
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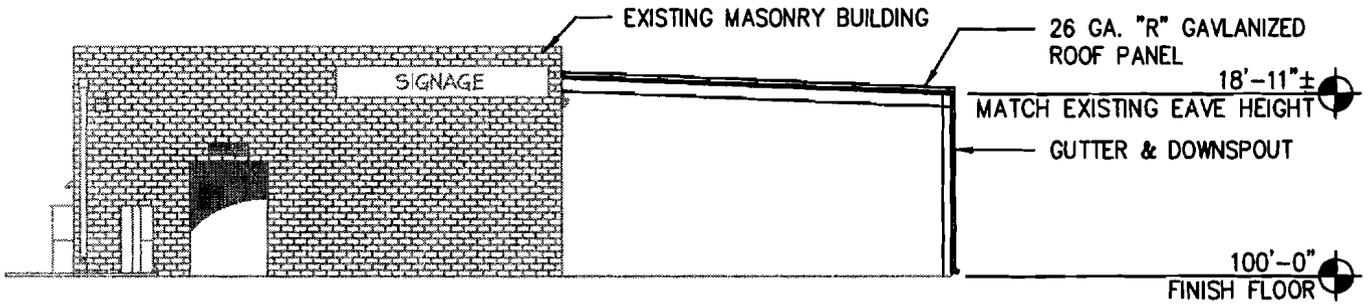
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 DATE : 6-30-08**

**SHEET UP-4**



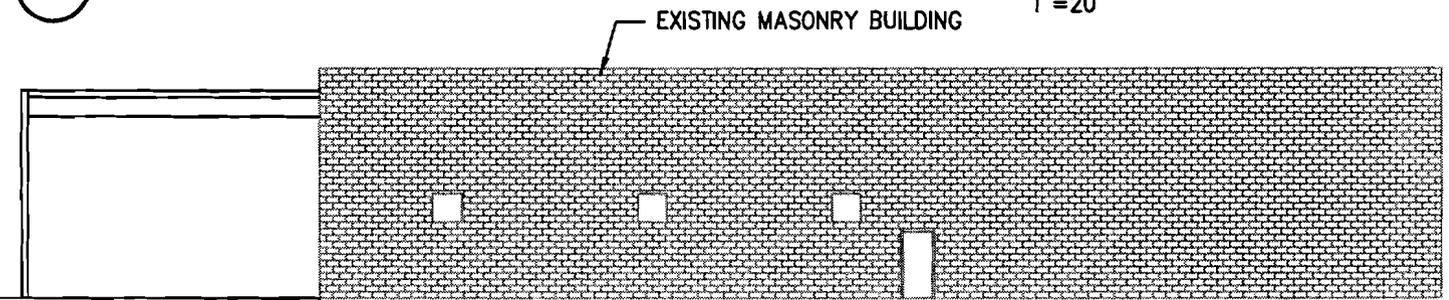
**1 NORTH BUILDING ELEVATION**

1"=20"



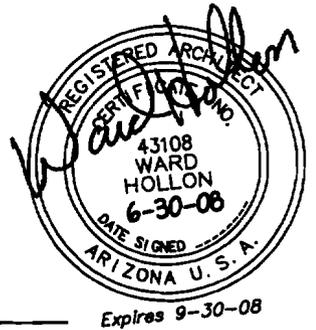
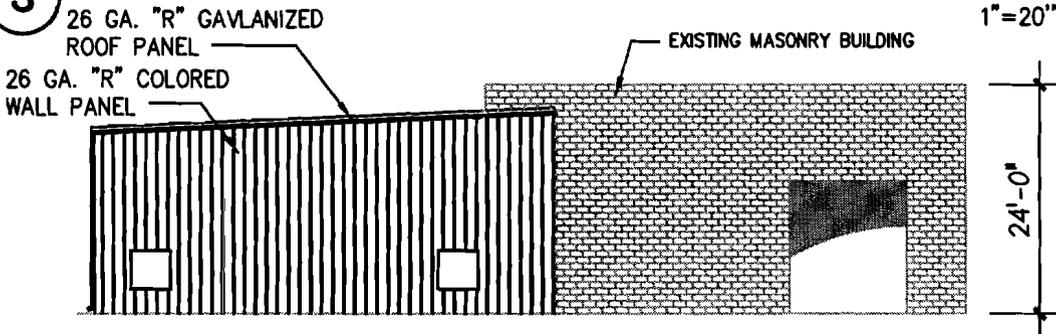
**2 EAST BUILDING ELEVATION**

1"=20"



**3 SOUTH BUILDING ELEVATION**

1"=20"



**4 WEST BUILDING ELEVATION**

1"=20"

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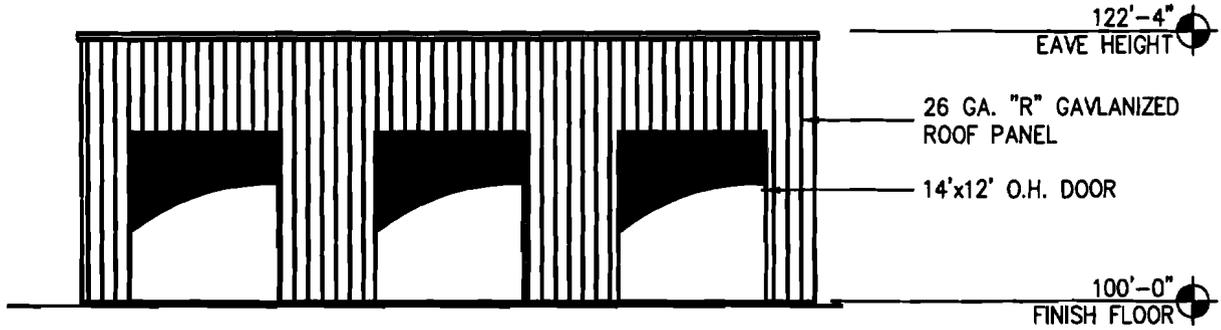
**UNITED RENTALS  
SHOP EXPANSION  
8002 S HARDY DRIVE  
TEMPE, AZ 85284  
EXISTING BUILDING  
ELEVATIONS**

**DEINES-HOLLON  
ARCHITECTS**

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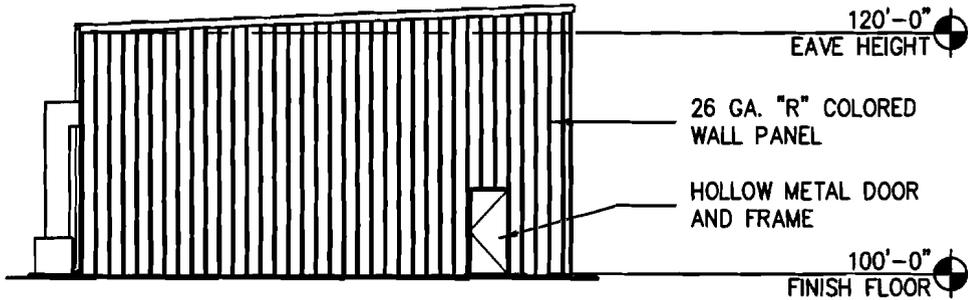
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**UP-5**



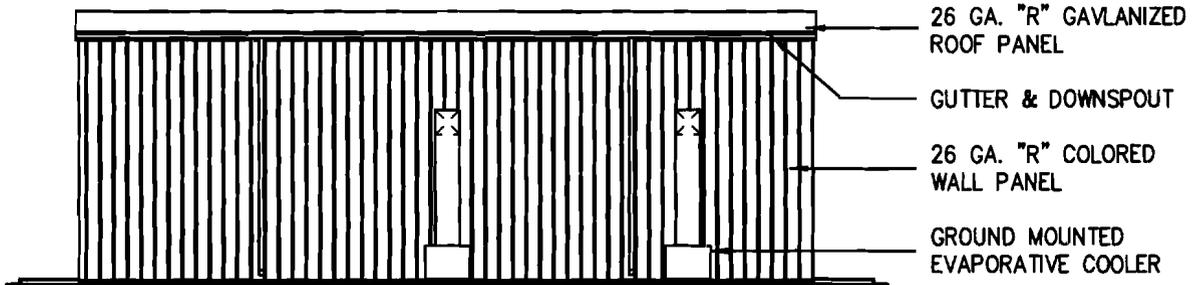
**1 NORTH BUILDING ELEVATION**

1/16"=1'-0"



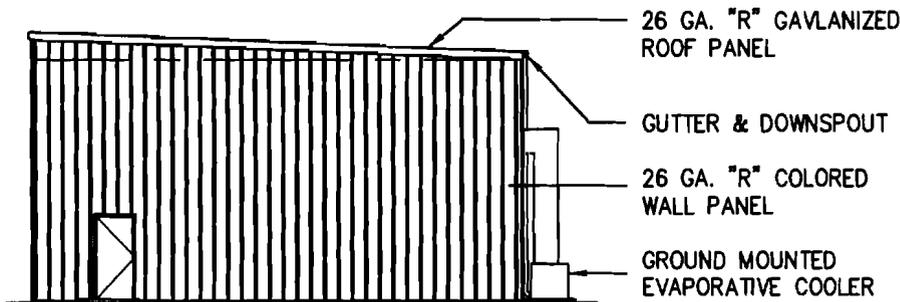
**2 EAST BUILDING ELEVATION**

1/16"=1'-0"



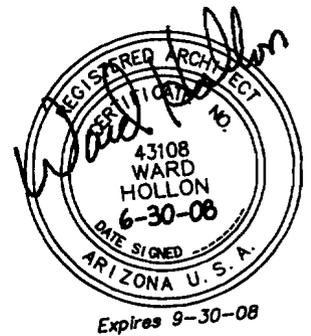
**3 SOUTH BUILDING ELEVATION**

1/16"=1'-0"



**4 WEST BUILDING ELEVATION**

1/16"=1'-0"



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**UNITED RENTALS**  
**SHOP EXPANSION**  
 9002 S HARDY DRIVE  
 TEMPE, AZ 85284  
**NEW BUILDING ELEVATIONS**

**DEINES-HOLLON**  
**ARCHITECTS**

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**UP-6**



**UNITED RENTALS**

**9002 SOUTH HARDY DRIVE**

**PL080146**

**LOCATION OF ADDITIONAL BUILDING –  
VIEW TO SOUTHWEST**