

# Staff Summary Report



Hearing Officer Hearing Date: August 21, 2007

Agenda Item Number: 12

**SUBJECT:** This is a public hearing for a request by **EXPRESS PERSONNEL (PL070343)** located at 8100 South Priest Drive for one (1) use permit.

**DOCUMENT NAME:** 20070821dssa01

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Hold a public hearing for a request by **EXPRESS PERSONNEL (PL070343)** (Judy Taylor, applicant; Razz Inc., property owner) located at 8100 South Priest Drive in the GID, General Industrial District for:

**ZUP07106** Use permit to allow an employment agency.

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

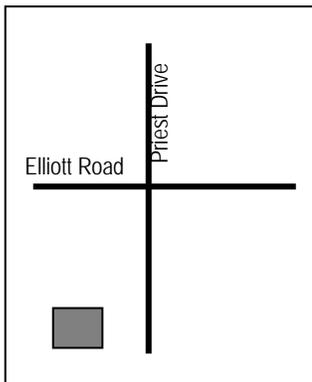
A handwritten signature in black ink, appearing to read 'SEA'.

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval subject to Conditions (1 – 4).

**ADDITIONAL INFO:** The applicant is requesting approval of a use permit to allow an employment agency office located within an industrial office building southwest of the intersection of Elliott Road and Priest Drive. The proposed business will occupy approximately 2100 s.f. of tenant space and will continue to provide staffing, executive search, direct hire, contract and placement services for a variety of industries and businesses within the metropolitan 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; Reason(s) for Approval; Conditions of Approval;
3. History & Facts/Description; Zoning & Development Code Reference

**ATTACHMENTS:**

1. Location Map
2. Aerial Photo
3. Letter of Intent
4. Site Plan
5. Floor Plan
6. Staff Photograph

## COMMENTS:

Express Personnel Services is an employment agency which provides staffing, executive search, direct hire, contract and placement services for a variety of industries and businesses. According to the applicant's letter of explanation, the anticipated pedestrian traffic will be approximately 8 – 10 people daily, by appointment only. Their work force is dispatched via telephone. The hours of operation are 7:30 a.m. to 5:30 p.m., Monday through Friday. The business will have five (5) employees. The traffic generated to and from the business shall be minimal.

## Use Permit

The Zoning and Development Code requires a use permit for employment agencies. Staff supports the use permit as described in the letter of explanation. Our findings are that this use permit will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general. An employment agency with a primary function as office use, in this location, is compatible with the building and the adjacent businesses. The site has ample parking spaces available to accommodate this use. To date, there has been no opposition or public input to this use permit application.

## Conclusion

Staff recommends approval of the request with 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. 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.

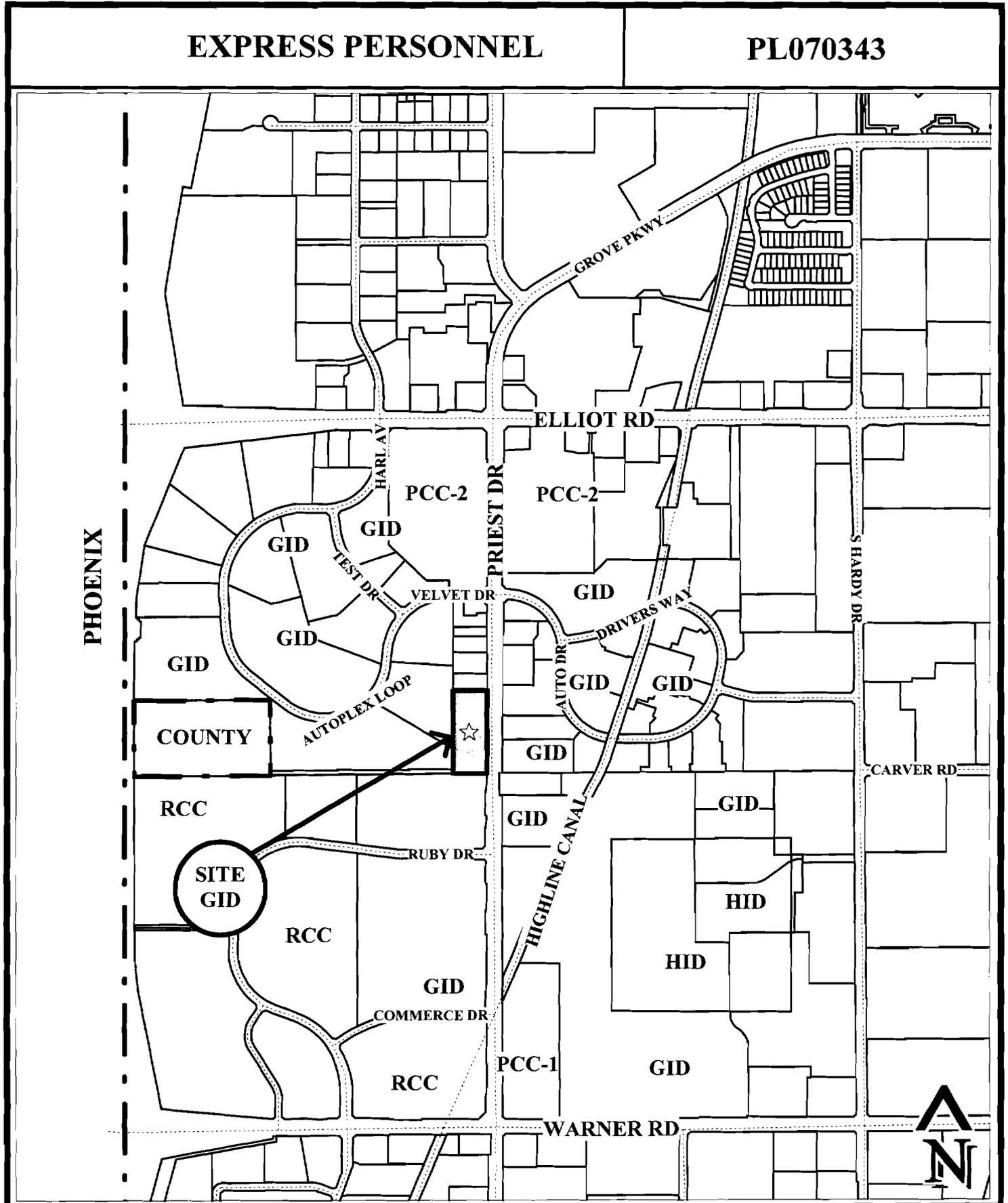
**HISTORY & FACTS:** None pertinent to this case.

**DESCRIPTION:** Owner – Razz, Inc.  
Applicant – Judy Taylor  
Existing Zoning – GID, General Industrial District  
Lease Area – 2,100 s.f. (approximate)

**ZONING AND  
DEVELOPMENT  
CODE REFERENCE:** Part 3, Chapter 2, Section 3-202  
Part 6, Chapter 3, Section 6-308

EXPRESS PERSONNEL

PL070343



Location Map



EXPRESS PERSONNEL (PL070343)

## LETTER OF INTENT

### EXPRESS PERSONNEL SERVICES

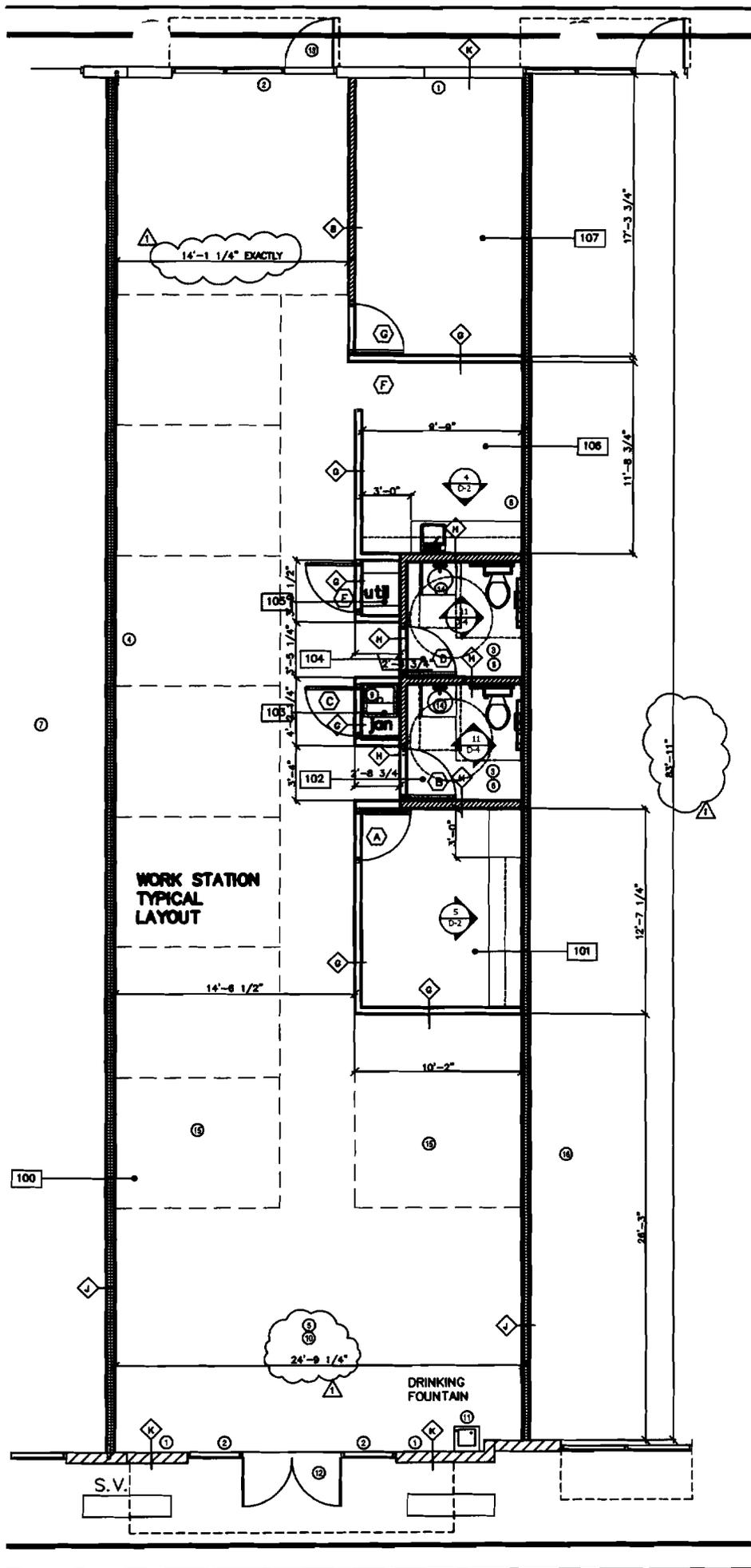
Express Personnel Services has been in business in Tempe, Arizona since April, 1994. We provide executive search, direct hire, contract and evaluation hire services as well as human resource consulting to clients in the Tempe and west Chandler areas. We are a professional office that will be housed in a retail site. For the last five years, we have been housed in a Class A professional building below Warner, between Priest and the I-10.

Our hours of operation are 7:30 am – 5:30 pm. We have 5 direct employees, including the owner. Typically, we see about 8-10 people per day **by appointment**. Our office will not affect vehicular or pedestrian traffic in adjacent areas and will not cause any nuisance exceeding that of ambient conditions. Likewise, our business will not contribute to the deterioration of the neighborhood or be in conflict with the goals, objectives and policies of the City and will not result in any disruptive behavior which may create a nuisance to the surrounding area or general public.

Our firm is not and never has been a day labor facility. Every person we hire has employment eligibility verified by the Homeland Security Administration.

Express Personnel is the largest privately held staffing firm in the United States and we presently have four additional offices in Phoenix and Mesa. It is anticipated we will add at least seven additional offices in the metropolitan area. We pride ourselves on being a preferred place to work and the majority of our associates are hired by our client companies, enabling them to provide for their families and loved ones.







**EXPRESS PERSONNEL**

**8100 S. PRIEST DR.**

**PL070343**

**FRONT OF BUSINESS: VIEW TO WEST**