

Staff Summary Report



Hearing Officer Hearing Date: May 20, 2008

Agenda Item Number: 16

SUBJECT: This is a public hearing for a request by **INFERNO FITNESS LLC (PL080149)** located at 2027 East Cedar Street for one (1) use permit.

DOCUMENT NAME: 20080520dsac04

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by **INFERNO FITNESS LLC (PL080149)** (Matthew Lucas, applicant; BME Land Development & Construction Inc., property owner) located at 2027 East Cedar Street in the GID, General Industrial District for:

ZUP08079 Use permits to allow a personal fitness center in the GID, General Industrial District.

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

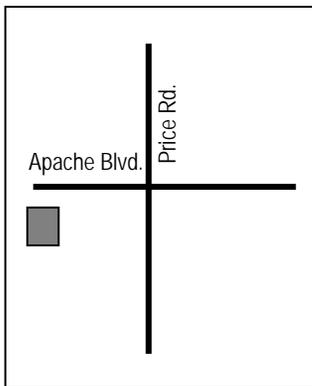
REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) *SEA*

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-2

ADDITIONAL INFO: The applicant is requesting a use permit to allow a personal fitness center located at 2027 East Cedar Street in the GID, General Industrial District. Staff supports this request as it meets the criteria for a use permit. No public input has been received to date.



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, Inferno Fitness is requesting a use permit to allow a personal fitness center located at 2027 East Cedar Street in the GID, General Industrial District. Inferno Fitness plans to offer one-on-one and small group fitness training sessions. They employ three (3) full-time employees and operate by appointment only, with busiest times being before and after normal business hours.

Staff supports this request as it meets the criteria for a use permit. No public input has been received to date.

Use Permit

The Zoning and Development Code requires a use permit for a personal fitness training center the GID, General Industrial 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. The use of the facility is by appointment only so the impact on traffic should be minimal.
- 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 use should not create any nuisances.
- 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. There will be no significant increase in vehicular or pedestrian traffic in adjacent areas. The use of the fitness center is primarily by appointment only, so the impact to traffic should be minimal.
2. This use should not create any nuisances.
3. 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.
4. The proposed use appears to be compatible with surrounding uses.

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. All new signs to receive separate approval and permits, contact Planning Staff at (480) 350-8441.

HISTORY & FACTS:

January 22, 2004: IP040014 – Shell building divided into suites without permits

DESCRIPTION:

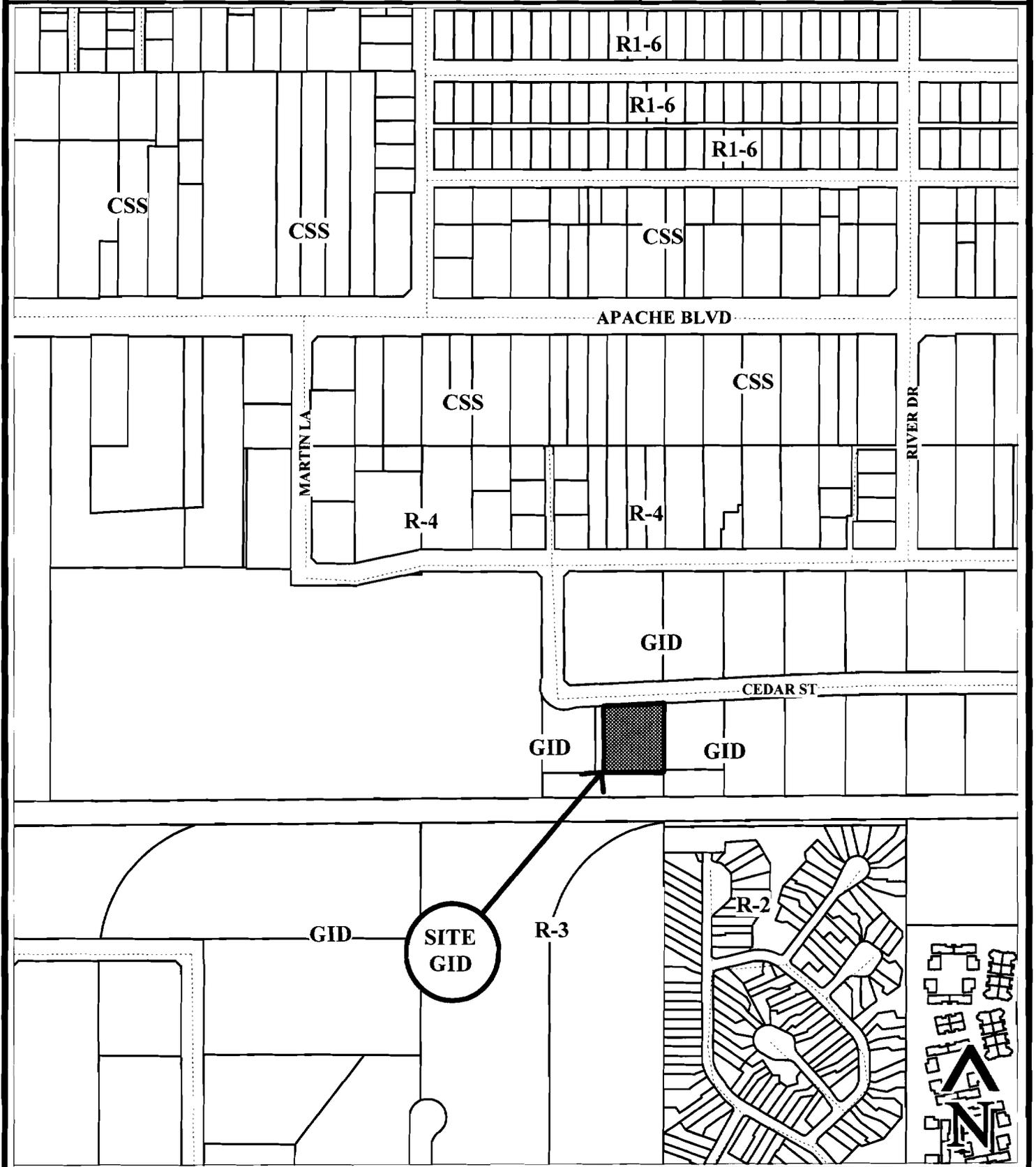
Owner – BME Land Development & Construction Inc.
Applicant – Matthew Lucas
Existing Zoning – GID, General Industrial District
Suite area – 3,500 s.f.
Parking Required – 18 spaces (parked as a vocational school, not a fitness center)
Parking Provided – 40 spaces (with 95 total spaces under a shared parking agreement)

ZONING AND
DEVELOPMENT
CODE REFERENCE:

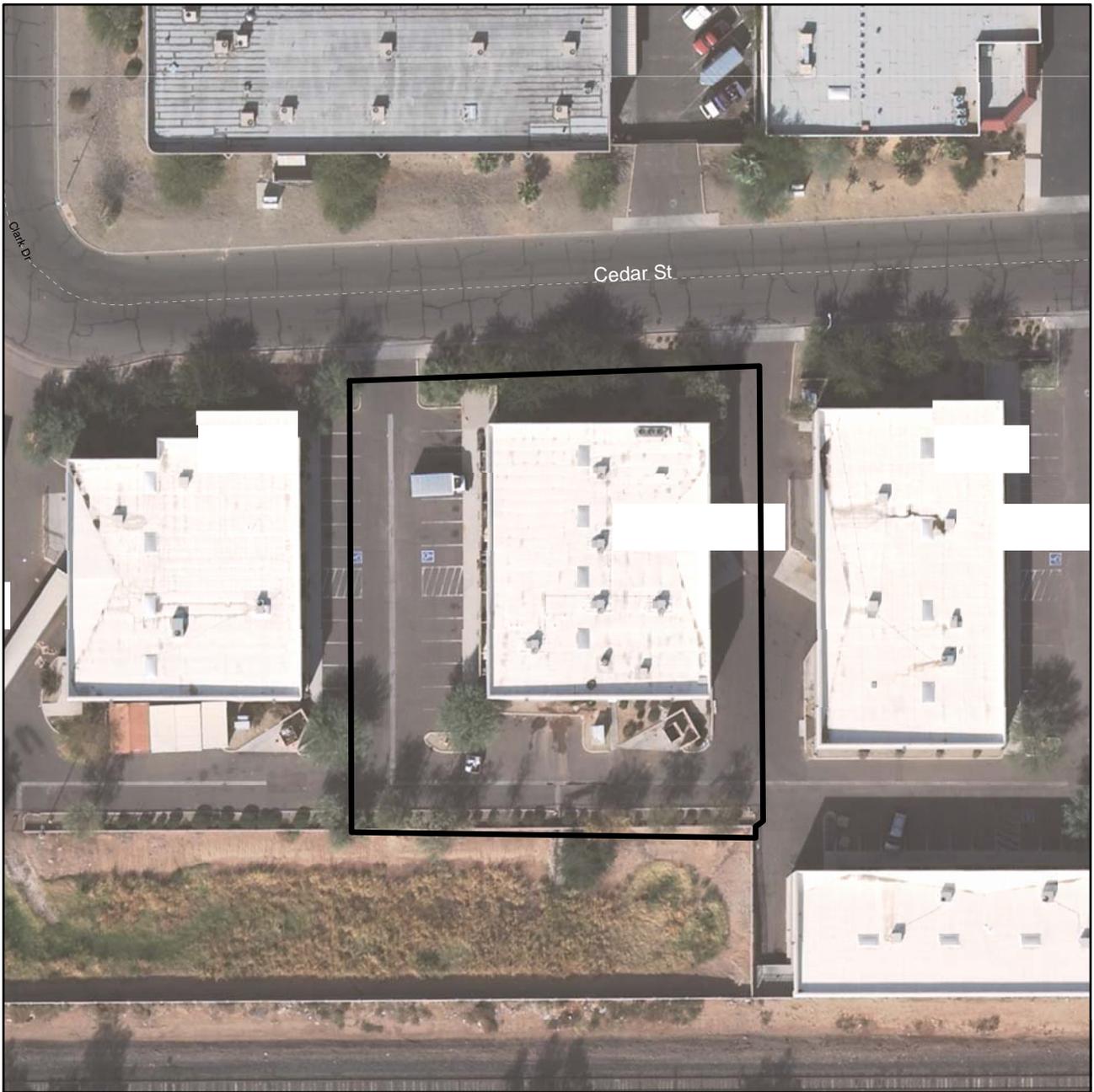
Section 3-202, Table 3-202A Permitted Land Uses
Section 6-308 – Use Permits

INFERNO FITNESS LLC

PL080149



Location Map



INFERNO FITNESS LLC (PL080149)

April 22, 2008

City of Tempe
Development Services
31 East Fifth Street
Tempe, AZ 85280

To Whom It May Concern,

Inferno Fitness, LLC, is a personal training facility located at 2027 E Cedar Street, Suite 102, Tempe AZ. Our facility is approximately 3500 square feet. 2300 square feet of which is open for training. The remaining space is reserved for storage, office, showers, handicap accessible bathrooms and changing rooms.

Inferno Fitness, LLC, will initially have 3 employees and provide 1-on-1 and small-group fitness training. Our client base is currently less than 60 clients and will vary throughout the year. Because of the small number of clients, the fact that we operate by appointment only, and that our busiest hours will be before and after normal business hours (before 9:00 am and after 5:00 pm), we foresee no problems with traffic or parking in adjacent areas.

We plan to make no changes to the exterior of the building, and do not anticipate any disruption to the surrounding area.

We look forward to being a part of the neighborhood.

Please feel free to contact me at (408) 203-6019. Thank you for your time and consideration.

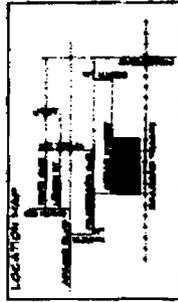
Sincerely,

A handwritten signature in black ink, appearing to read "Matthew D. Lucas". The signature is fluid and cursive, with a large initial "M" and "L".

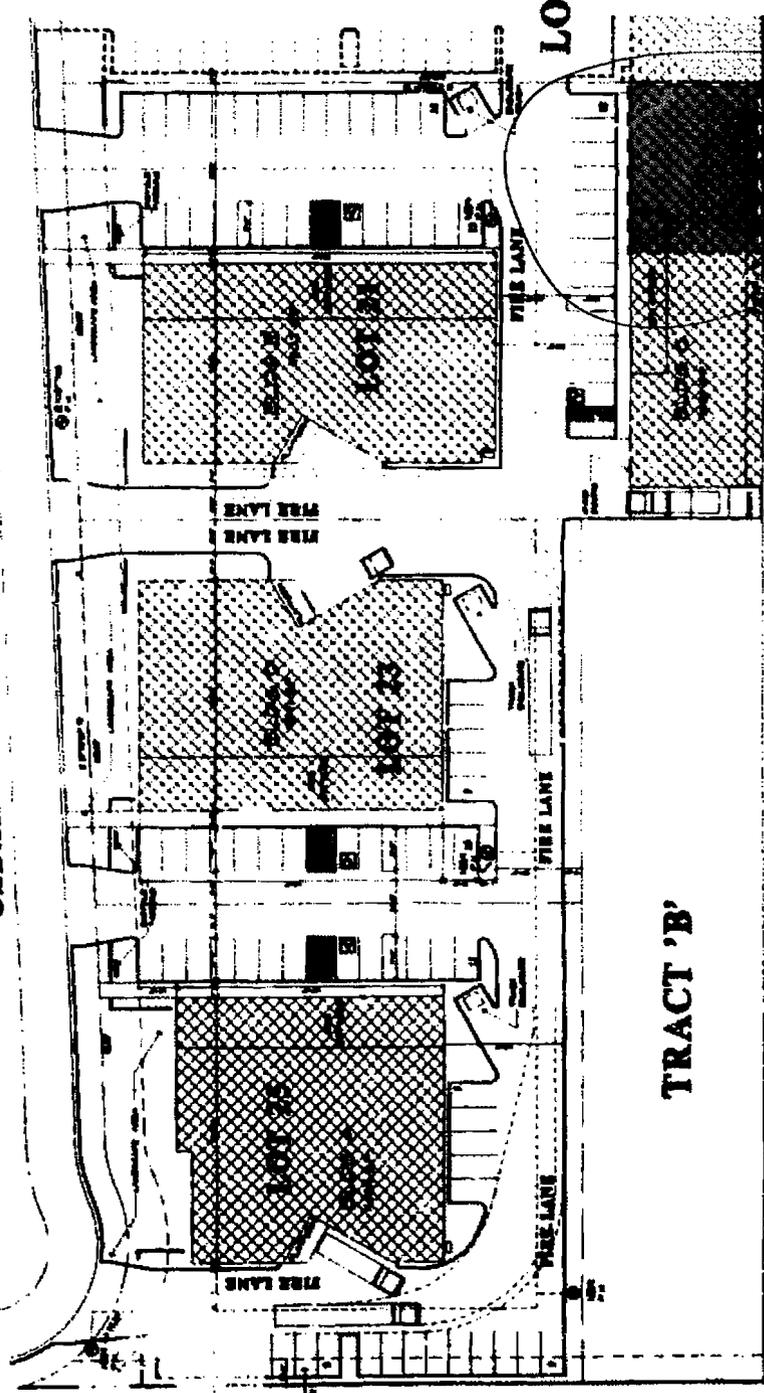
Matthew D. Lucas
Inferno Fitness, LLC

CEDAR STREET

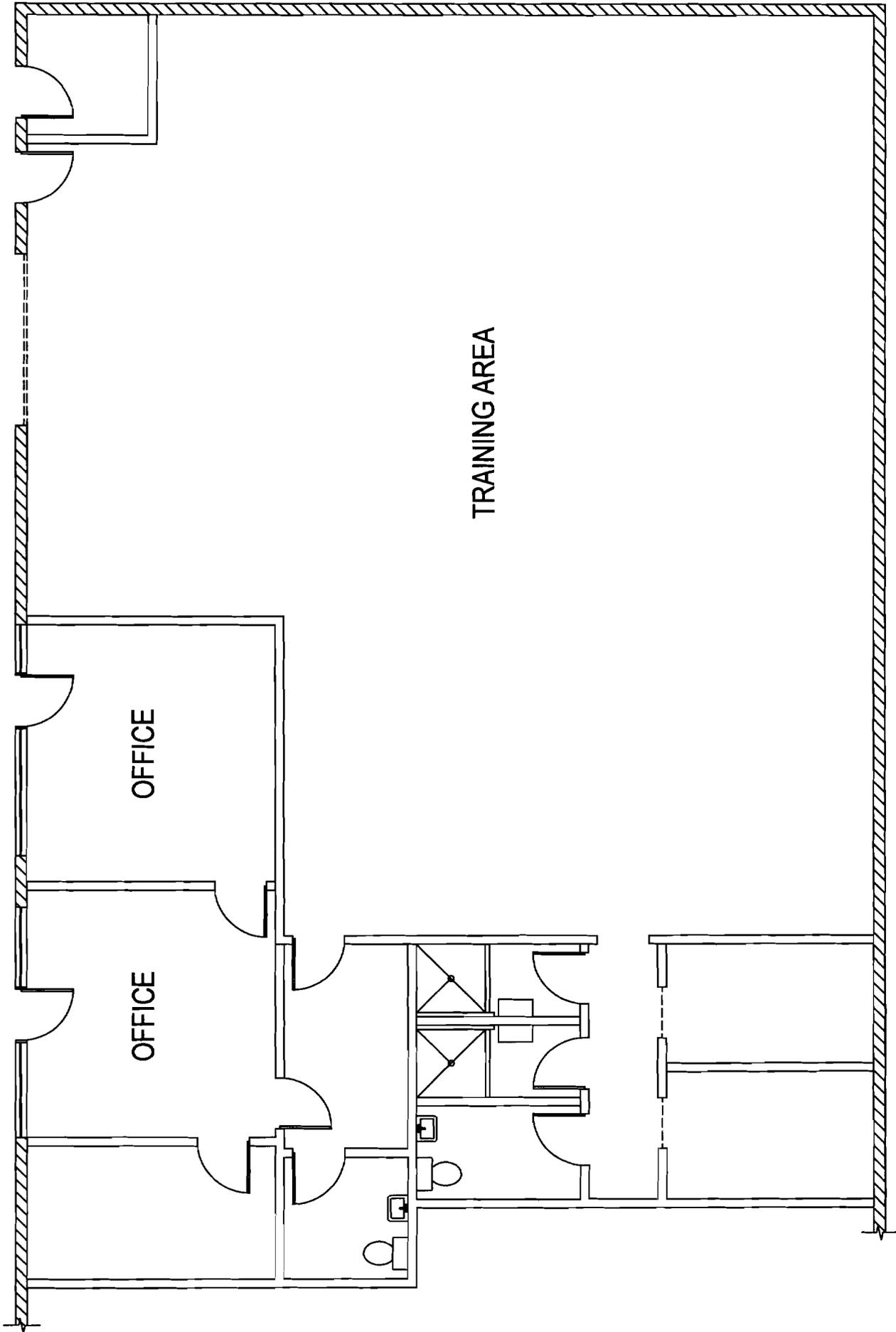
STREET



1. LOT 19	2. LOT 20	3. LOT 21	4. LOT 22
5. LOT 23	6. LOT 24	7. LOT 25	8. LOT 26
9. LOT 27	10. LOT 28	11. LOT 29	12. LOT 30
13. LOT 31	14. LOT 32	15. LOT 33	16. LOT 34
17. LOT 35	18. LOT 36	19. LOT 37	20. LOT 38
21. LOT 39	22. LOT 40	23. LOT 41	24. LOT 42
25. LOT 43	26. LOT 44	27. LOT 45	28. LOT 46
29. LOT 47	30. LOT 48	31. LOT 49	32. LOT 50



SITE PLAN
SCALE: NOT TO SCALE



FLOOR PLAN
SCALE: 1/8" = 1'-0"



INFERNO FITNESS LLC

2027 EAST CEDAR STREET

PL080149

FRONT OF BUSINESS