

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 06/25/24
Agenda Item: 7**

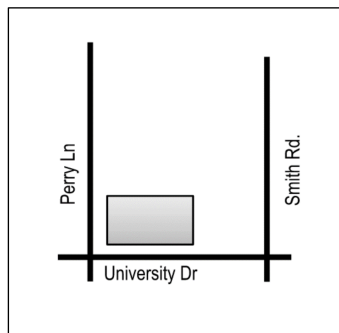
ACTION: Request a Use Permit to allow a second-hand store for **ARIZONA GOLF WORKS**, located at 1920 East University Drive. The applicant is Arizona Golf Works, LLC.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: **ARIZONA GOLF WORKS** (PL240191) is requesting a Use Permit to allow a second-hand store in an existing building located within the GID, General Industrial District. The request includes the following:

ZUP240051 Use Permit to allow a second-hand store.



Property Owner

VERITAS VISTS LLC/1920 E UNIVERSITY
LLC/ETAL

Applicant

Jane Bills

Zoning District

GID, General Industrial District

Building Area

25,027 s.f.

Suite Area

3,576 s.f.

Vehicle Parking

76 spaces

Hours of Operation

Monday-Friday 9am-6pm, Saturday 9am-2pm,
Sunday and Monday closed

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Lily Drosos, Planner I (480) 350-8245

Department Director: Jeff Tamulevich, Community Development Director

Legal review by: N/A

Prepared by: Lily Drosos, Planner II

Reviewed by: Michelle Dahlke, Principal Planner

COMMENTS

Arizona Golf Works is a business located at 1920 East University Drive in Suite 106. The site is located on the north side of University Drive, between Smith Road and Perry Lane. The overall building area totals 25,027 square feet, and the proposed second-hand store will occupy 3,576 square feet. There are three other tenants who occupy the remaining area of the building including Reliable Parts, O'Reilly Auto Parts, and Arizona Stone Gallery.

The applicant indicates that the business has operated as a retail outlet for the past 35 years, selling golf equipment and accessories, providing golf club repair, and which accepts golf clubs and bags for consignment. The applicant has applied for a second-hand dealer's license as required by the Tempe Tax & Licensing Department.

PUBLIC INPUT

Staff has received no public comments as of the publishing of this report.

USE PERMIT

The proposed use requires a Use Permit to allow a second-hand store within the GID, General Industrial District.

Section 6-308(E) Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic*; the property has designated parking on-site which is adequate for the anticipated traffic from the neighborhood. Therefore, any significant increase in vehicular or pedestrian traffic is not expected for the proposed use.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; the proposed use is not expected to cause any nuisances exceeding ambient conditions.
3. *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*; second-hand retailers are permitted in the GID district subject to a Use Permit; therefore, the use does not contribute to the deterioration of the neighborhood or downgrading of property values.
4. *Compatibility with existing surrounding structures and uses*; the proposed use is compatible with the existing surrounding commercial businesses.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; the daily operations of the business will not facilitate any disruptions to the general public or surrounding area.

REASONS FOR APPROVAL:

Based on the information provided by the applicant, the public input received and the above analysis staff supports approval of the requested Use Permit. This request meets the required criteria and will conform to the conditions.

SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.

CONDITION(S) OF APPROVAL: (Non-standard conditions are identified in bold)

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. This Use Permit is valid for the plans as submitted within this application.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

USE PERMIT:

- The Use Permit is valid for ARIZONA GOLF WORKS and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.

- The Use Permit approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the Use Permit is granted or within the time stipulated by the decision-making body.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through <http://www.tempe.gov/zoning> or purchase from Development Services.
- All business signs shall receive a Sign Permit. Contact Mike Scarpitta at 480-350-8435.
- Any intensification or expansion of use shall require a new Use Permit.
- All required permits and clearances shall be obtained from the Audit and Licensing Division of the City of Tempe prior to the Use Permit becoming effective.
- All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained, or the Use Permit is void.

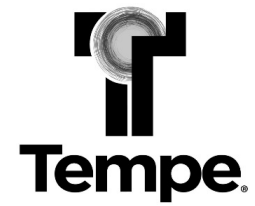
HISTORY & FACTS:

None pertinent to this request.

ZONING AND DEVELOPMENT CODE REFERENCE:

[Section 3-202, Permitted Uses in Commercial and Mixed-Use Districts](#)

[Section 6-308, Use Permit](#)

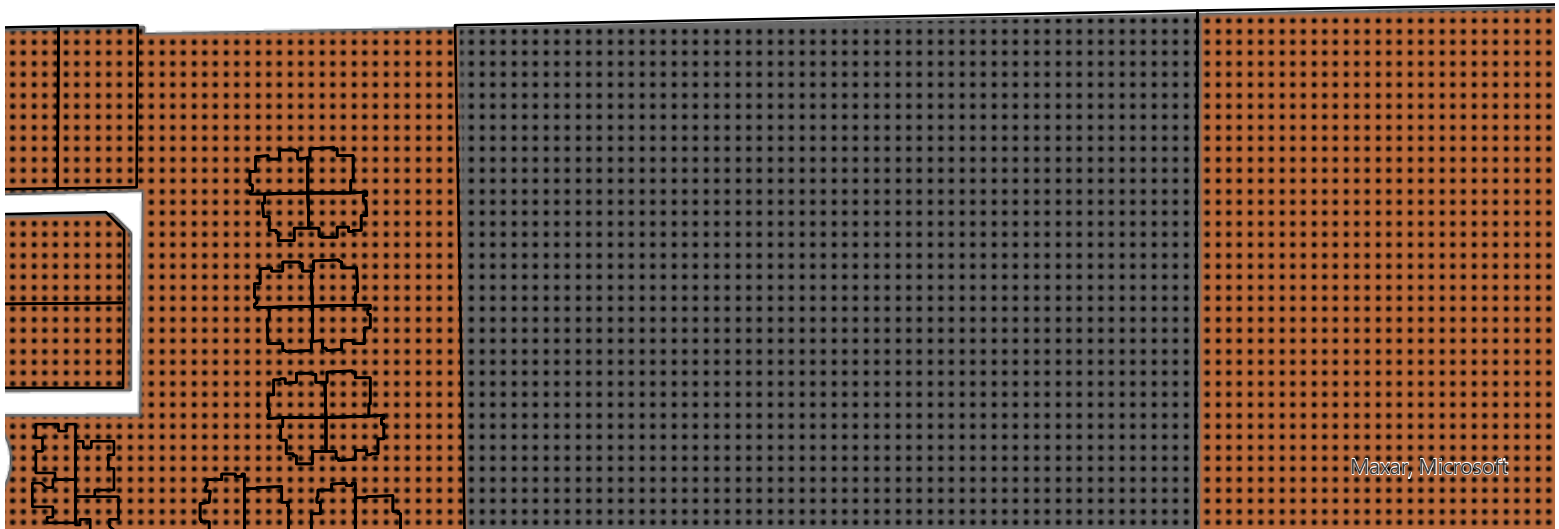
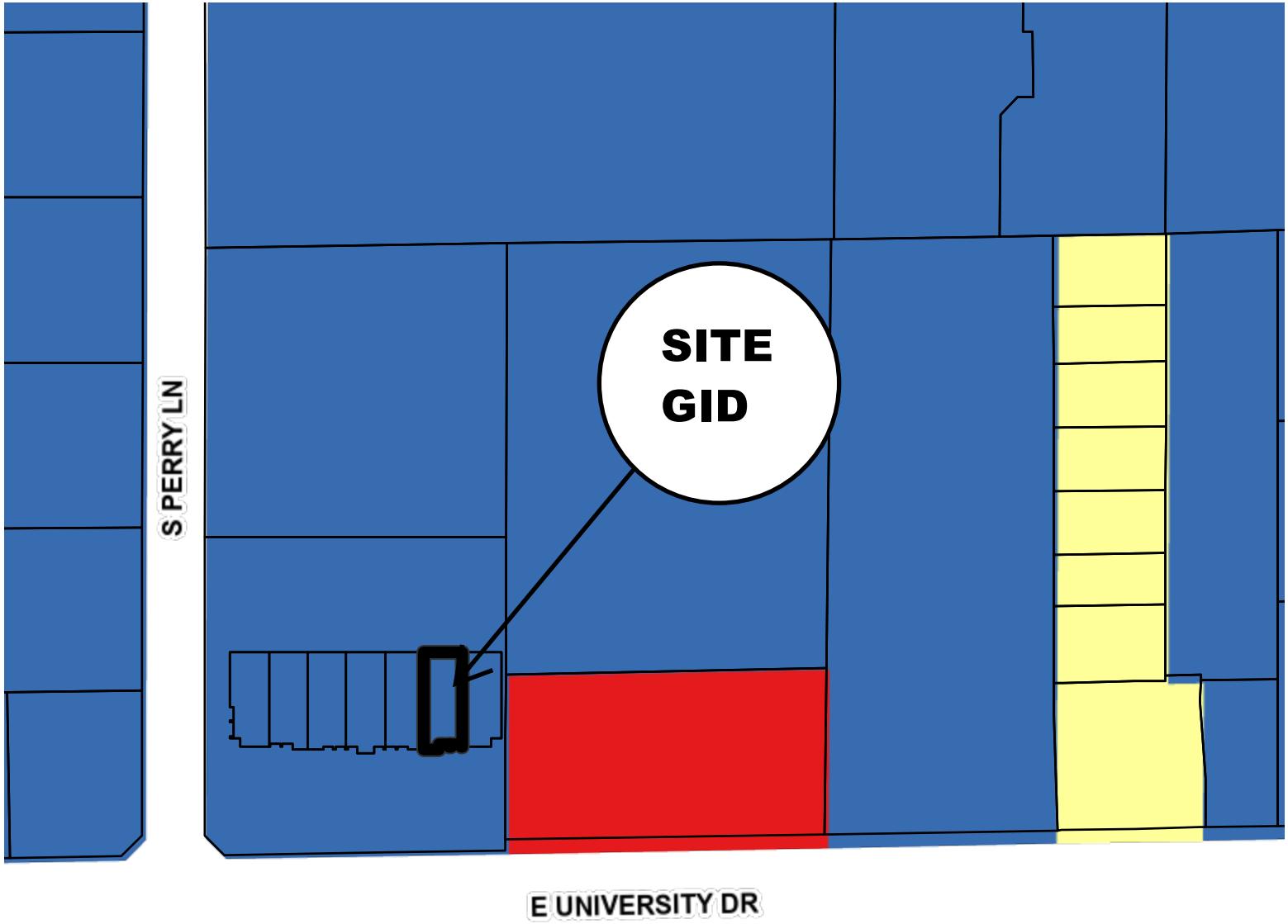


DEVELOPMENT PROJECT FILE
for
ARIZONA GOLF WORKS
(PL240191)

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Letter of Explanation
- 4-7. Context Photos
8. Site Plan
9. Floor Plan

ARIZONA GOLF



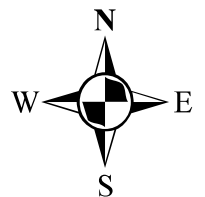
General Industrial District (GID)

Mixed Use High (MU-4)

Commercial Shopping and Services (CSS)

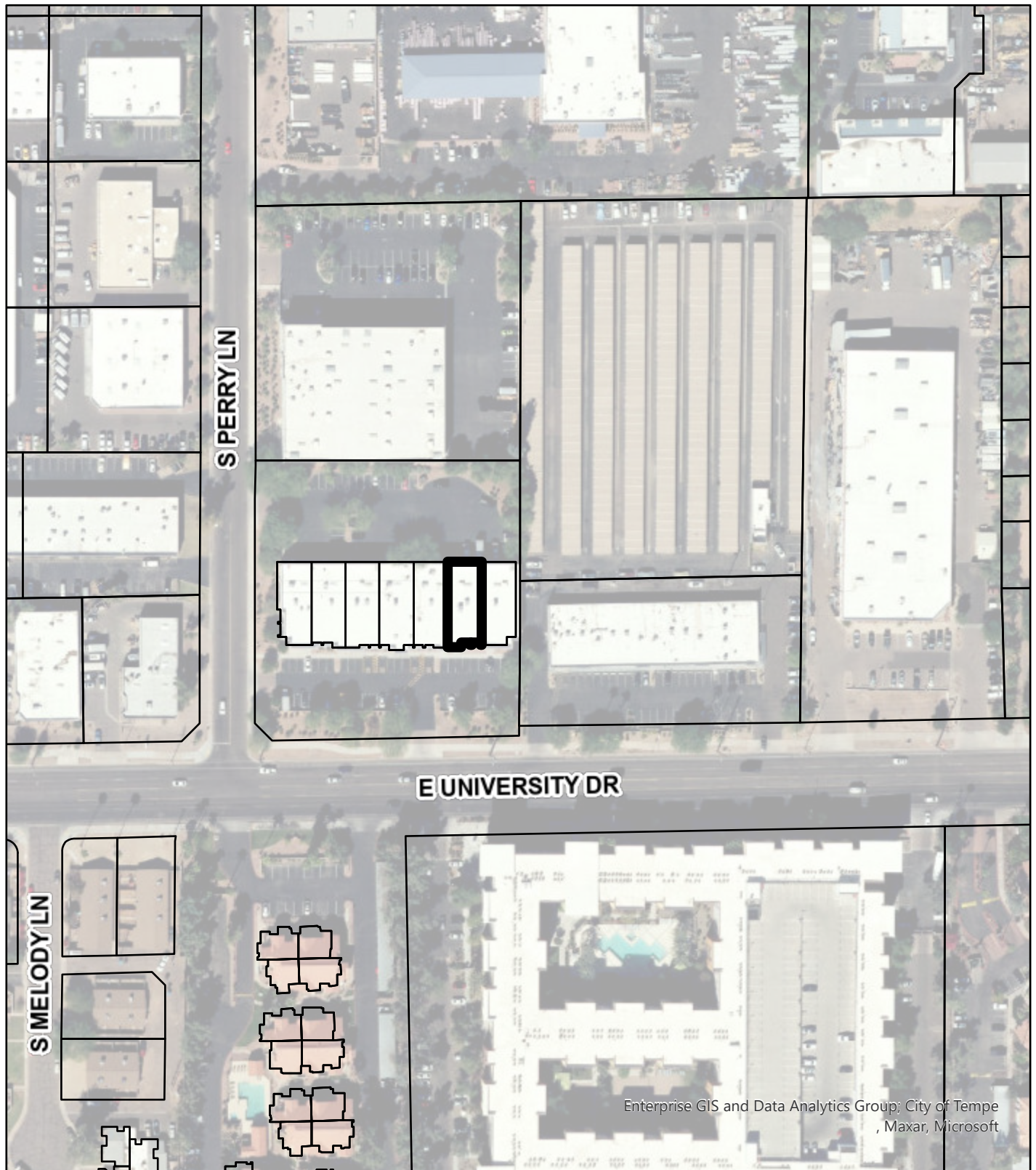
Agricultural (AG)

Multi-Family Residential Limited (R-3)



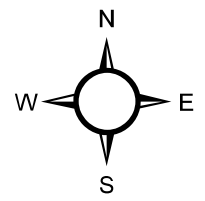
ARIZONA GOLF WORKS

PL240191



Enterprise GIS and Data Analytics Group; City of Tempe
, Maxar, Microsoft

Aerial Map



May 10, 2024

Arizona Golf Works LLC
1920 E University Drive
Suite 106
Tempe, AZ 85281

To whom it may concern:

Arizona Golf Works LLC recently purchased S.Beach Inc. (dba AZ Golf Works) located at 1920 E University Dr., Suite 106 in Tempe. This letter of application is being submitted as per the requirements of the Tempe Use Permit application.

Arizona Golf Works has been a retail outlet for the last 35 years, selling golf equipment and accessories, repairing golf clubs, and accepting golf clubs and bags for consignment. Retail hours are Monday through Friday 9am to 6pm, Saturday 9am to 2pm and closed on Sunday. The store currently employs 3 employees and handles an average of 20-30 customers daily. No changes to building setbacks or other development standards are necessary. This store has proven it is not detrimental in any manner regarding customers and the neighborhood. The business has also proven not to be a nuisance and will continue business as usual as it has for the last 35 years. Arizona Golf Works LLC agrees to conform to the Zoning and Development Code Criteria standards in its future operations.

Sincerely,

Jane Bills
Owner
Arizona Golf Works LLC

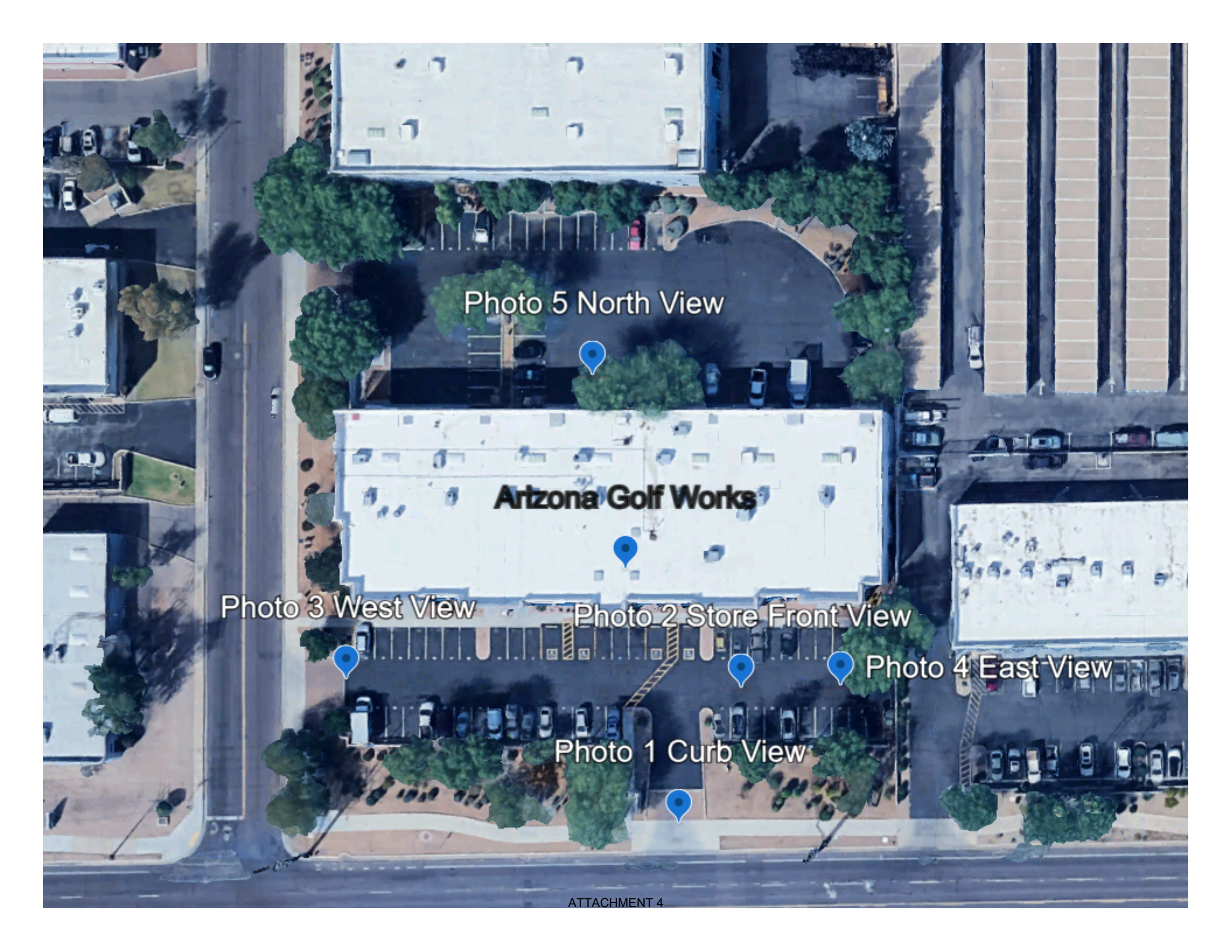
An aerial photograph of a large, white, rectangular industrial building with a flat roof. The building is surrounded by a parking lot filled with cars and several green trees. A road runs along the bottom and left sides of the building. Five blue location pins are placed on the image, each with a corresponding text label. The labels are: 'Photo 5 North View' (top of the building), 'Photo 3 West View' (left side of the building), 'Photo 2 Store Front View' (front edge of the building), 'Photo 4 East View' (right side of the building), and 'Photo 1 Curb View' (bottom edge of the building). The text 'Arizona Golf Works' is printed in bold black letters on the roof of the building.

Photo 5 North View

Arizona Golf Works

Photo 3 West View

Photo 2 Store Front View

Photo 4 East View

Photo 1 Curb View



Photo 1a (south view) facing the store



Photo 1b (north view) facing University Dr



Photo 2 Storefront view



Photo 3a (west view) S. Perry Ln



Photo 3b (east view) into parking lot



Photo 3c (southwest view) Perry/University

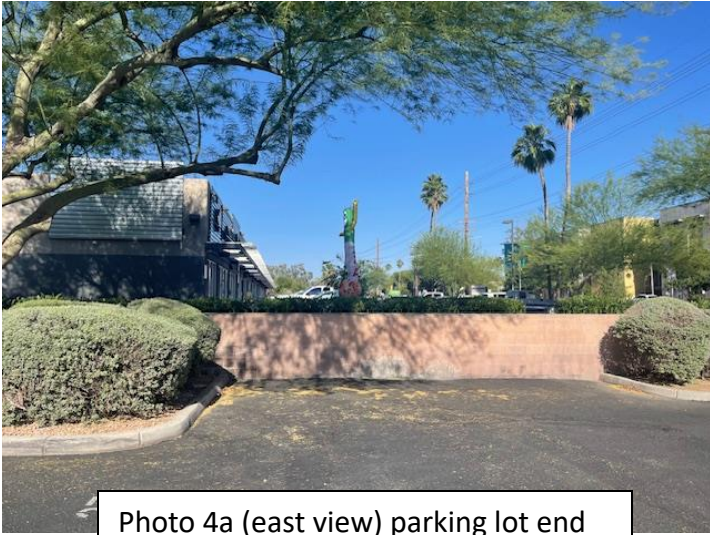


Photo 4a (east view) parking lot end



Photo 4b (west view) parking

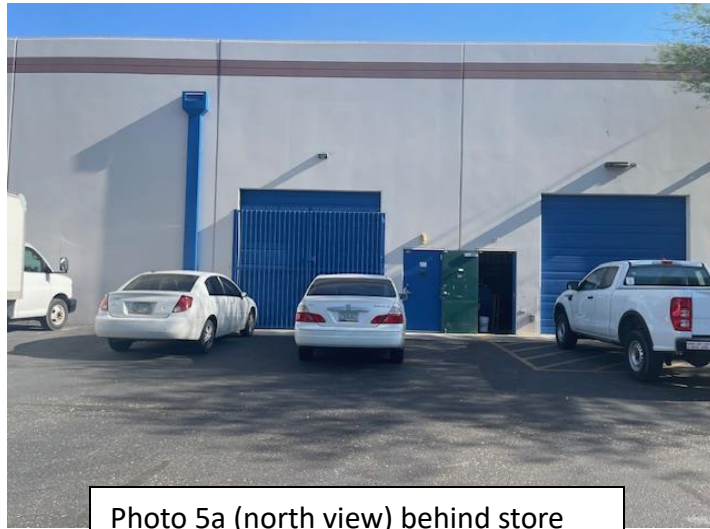


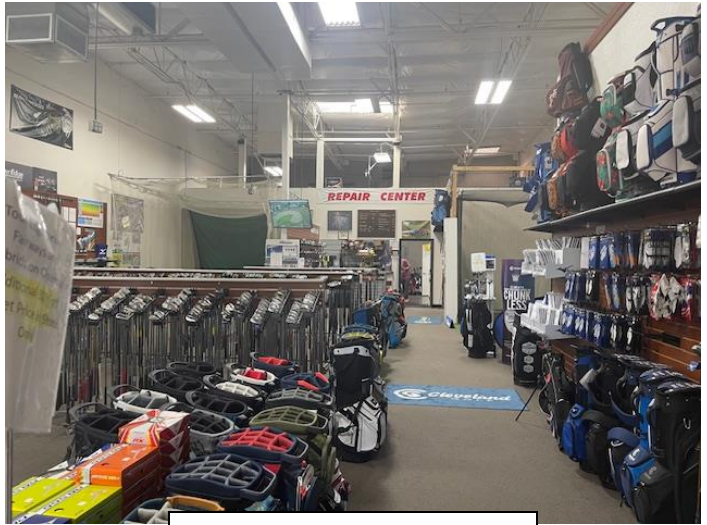
Photo 5a (north view) behind store



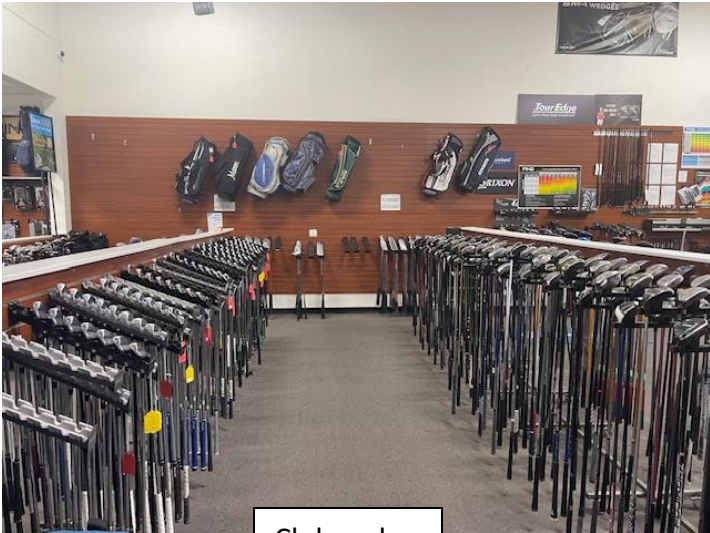
Photo 5b (south view) behind store



In-store from front door



Store view from counter

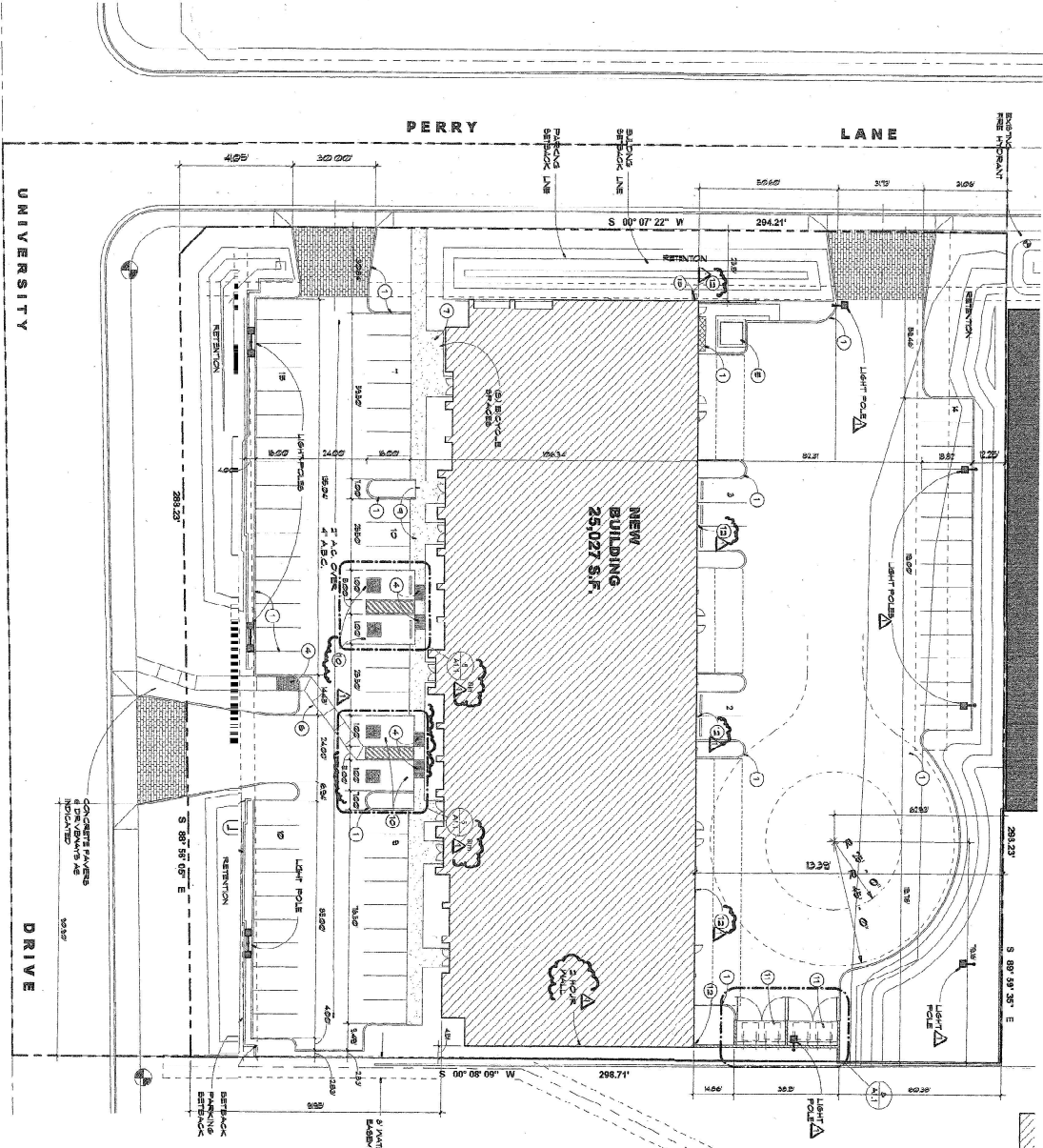
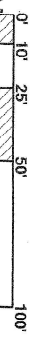


Club racks



Putting green in front of store

SITE PLAN
SCALE: 1" = 20'-0"



PROJECT DATA

ZONING	300 E. UNIVERSITY	300 E. UNIVERSITY	300 E. UNIVERSITY
PROJ. NO.	2008-001	TEMPLE, AZ	TEMPLE, AZ
ADDRESS	300 E. UNIVERSITY	TEMPLE, AZ	TEMPLE, AZ
OWNER	UNIVERSITY OF TEMPE	UNIVERSITY OF TEMPE	UNIVERSITY OF TEMPE
DESIGNER	FULTON ARCHITECTS	FULTON ARCHITECTS	FULTON ARCHITECTS
DATE	04/12/2006	04/12/2006	04/12/2006
PROJECT DESCRIPTION	NEW 25,027 SQUARE FOOT OFFICE BUILDING WITH 100 CAR PARKING		
PROJECT LOCATION	300 E. UNIVERSITY, TEMPE, AZ		
PROJECT AREA	25,027 S.F.	25,027 S.F.	25,027 S.F.
PROJECT PERMITS	PERMITS	PERMITS	PERMITS
PROJECT STATUS	APPROVED	APPROVED	APPROVED
PROJECT CONTACT	UNIVERSITY OF TEMPE	UNIVERSITY OF TEMPE	UNIVERSITY OF TEMPE
PROJECT PHONE	480.964.3333	480.964.3333	480.964.3333
PROJECT FAX	480.964.3333	480.964.3333	480.964.3333
PROJECT EMAIL	info@fultonarchitects.com	info@fultonarchitects.com	info@fultonarchitects.com
PROJECT WEBSITE	www.fultonarchitects.com	www.fultonarchitects.com	www.fultonarchitects.com

LEGAL DESCRIPTION

A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 4 EAST OF THE 11TH AND 12TH MAIN MERIDIAN, MARICOPA COUNTY, ARIZONA.

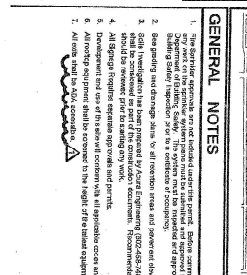
PROJECT DESCRIPTION

NEW 25,027 SQUARE FOOT OFFICE BUILDING WITH 100 CAR PARKING

SITE PLAN NOTES

1. EXISTING CONCRETE CURBS
2. 6" HIGH MASONRY SCREEN WALL (MINIMUM ABOVE FINISH GRADE)
3. ELECTRICAL SERVICE ENTRANCE SECTION
4. CURB RAMP WITH FLARED EDGE SECTION
5. MARKINGS PER DETAIL IN SHEET A1.1
6. ACCESSIBLE PAVE - MAX SLOPE 1:50 (RUNNING) AND 1:100 (CROSSING)
7. SLOPE: MAX 1% SLOPE AND 1% SLOPE (RUNNING) AND 1:100 (CROSSING)
8. SLOPE: MAX 1% SLOPE AND 1% SLOPE (RUNNING) AND 1:100 (CROSSING)
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18. SLOPE: MAX 1% SLOPE AND 1% SLOPE (RUNNING) AND 1:100 (CROSSING)
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20. SLOPE: MAX 1% SLOPE AND 1% SLOPE (RUNNING) AND 1:100 (CROSSING)

VICINITY MAP



GENERAL NOTES

1. The site plan is a preliminary plan and is subject to change without notice.
2. See zoning and drainage data for all non town areas and approved drainage.
3. All work shall be done in accordance with the City of Tempe Engineering Standards and Specifications.
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9. All work shall be done in accordance with the City of Tempe Engineering Standards and Specifications.
10. All work shall be done in accordance with the City of Tempe Engineering Standards and Specifications.

Sheet Number
A1
Of:

UNIVERSITY & PERRY LANE
1000 E. UNIVERSITY
TEMPE, ARIZONA
SITE PLAN
CONSTRUCTION DOCUMENTS

Revisions
04/12/2006 CITY REVISIONS

ATTACHMENT 8

SHEET ISSUE DATE:
THIS DRAWING IS AN INSTRUMENT OF SERVICE
FOR THE PROJECT AND IS NOT TO BE REPRODUCED
OR COPIED IN ANY MANNER WITHOUT THE WRITTEN
CONSENT OF FULTON ARCHITECTS, INC.

Fulton Architects
ARCHITECTS, INC.
1000 E. UNIVERSITY
TEMPE, ARIZONA 85282
PH: (480) 964-3333
FAX: (480) 964-3334

