

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 04/23/2019
Agenda Item: 4**

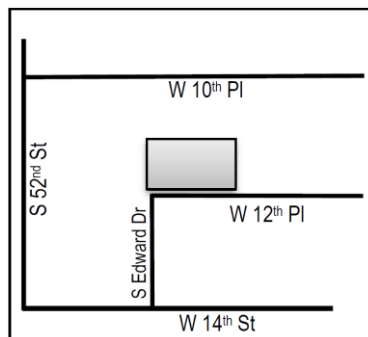
ACTION: Request a Use Permit to allow an amusement business for B3 PERFORMANCE, located at 1610 West 12th Place. The applicant is Bowl 300, LLC.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions.

BACKGROUND INFORMATION: B3 PERFORMANCE (PL190056) is requesting a Use Permit to allow an amusement business within the GID, General Industrial Zoning District. B3 Performance is proposing to have four (4) lanes for bowling instruction and bowling equipment sales on site. The request includes the following:

ZUP190056 Use Permit to allow an amusement business.



Property Owner
Applicant
Zoning District
Vehicle Parking
Hours of Operation

BKM Twins 115, LLC
Brandi Calderon, Bowl 300 LLC
GID
262 spaces per shared parking model (270 min. required per ZDC)
Mon-Sat 12am-7pm

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Dalton Guerra, Planner I (480) 350-8652

Department Director: Chad Weaver, Community Development Director
Legal review by: N/A
Prepared by: Dalton Guerra, Planner I
Reviewed by: Steve Abrahamson, Principal Planner

COMMENTS

B3 Performance is a bowling business that offers lessons, bowling equipment, and lanes for practice. This site will have four (4) bowling lanes available for customers to practice and take lessons. There will also be retail space for a pro shop that sells bowling equipment. The existing site is providing 262 spaces, which meets the requirements for the current use of office and warehouse. The proposed use will be parked as an amusement business (bowling alley), which will require twenty (20) spaces (5 spaces per lane). The applicant submitted a shared parking model, which was approved by staff to address the parking.

PUBLIC INPUT

To date, staff has not received any public input.

USE PERMIT

The proposed use requires a Use Permit to operate an amusement business within the GID, General Industrial zoning district.

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

1. *Any significant increase in vehicular or pedestrian traffic*; the site is surrounded by industrial uses and any increase in vehicular traffic to the area will be addressed with the approved shared parking model.
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 indoors and is not expected to create a nuisance exceeding that of the 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*; an amusement business is a permitted use in the GID zoning district, subject to a Use Permit.
4. *Compatibility with existing surrounding structures and uses*; the surrounding uses are office and industrial with the same zoning as the proposed site for B3 Performance.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; B3 Performance is expected to have adequate control of potential disruptive behavior on their site.

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:

1. The Use Permit is valid only after a Building Permit has been obtained and the required inspections have been completed and a Final Inspection has been passed. As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this Site.
2. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during building plan check process.
3. All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained or the Use Permit is void.

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, which may result in termination of the Use Permit.
5. Any intensification or expansion of use shall require a new Use Permit.

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.

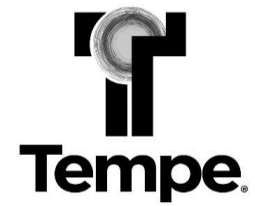
- The Use Permit is valid for B3 Performance and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will 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 sign staff 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.

HISTORY & FACTS:

April 15, 2019 Community Development Department Staff approved a Shared Parking Model for B3 Performance, located at 1610 West 12th Place.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 3-302 Permitted Uses in Office/Industrial Districts
Section 4-604 Shared Parking
Section 6-308 Use Permit



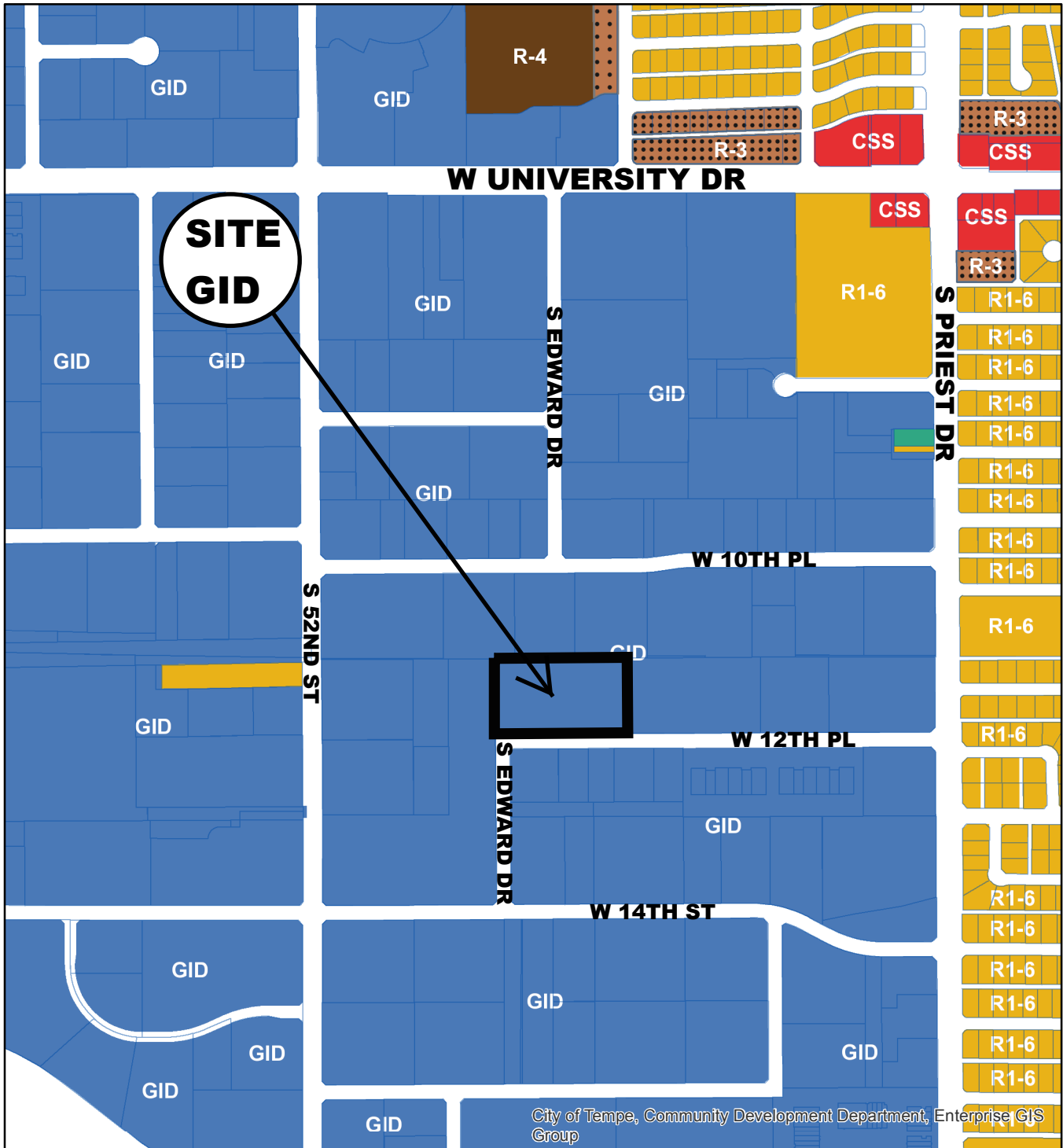
DEVELOPMENT PROJECT FILE
for
B3 PERFORMANCE
(PL190056)








ATTACHMENTS:

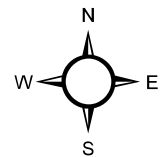
1. Location Map
2. Aerial
3. Letter of Explanation
- 4-5. Site Plan
- 6-8. Floor Plan
9. Site Context Photos

B3 PERFORMANCE

PL 190056



- | | |
|--|--|
|  General Industrial District (GID) |  Multi-Family Residential Restricted (R-3R) |
|  Commercial Shopping and Services (CSS) |  Multi-Family Residential Limited (R-3) |
|  Residential/Office (RO) |  Multi-Family Residential General (R-4) |
|  Single-Family Residential (R1-6) | |





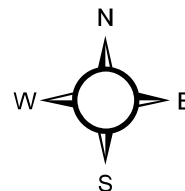
Tempe

B3 PERFORMANCE

PL 190056



Aerial Map





Project: B3 Performance
1610 West 12th Place, Tempe, Arizona 85281

Bowl 300, LLC dba Bowl 300 Pro Shop and Training Center was established in 2008 and has remained successfully in business for 11 years. We are a family-owned bowling retail store that also provides customary bowling pro shop services (i.e. equipment fitting, maintenance, repair, etc.) to clients in Arizona and around the country. B3 Performance will operate as an extension of our business by offering a state-of-the-art, four-lane bowling training and instructional facility. The estimated hours of operation will be Monday through Saturday from 11:00 a.m. - 7:00 p.m. We will initially have 3 people working at the facility (two owners and one full-time, W-2 employee). We expect to hire 1-2 additional employees during the first 5 years of operation.

Section 6-308 E Approval Criteria for Use Permit:

a. *Any significant vehicular or pedestrian traffic in adjacent areas.* The suite is 5,852 SQ. FT. and the entire complex is 120,496 SQ. FT. The training facility will operate by scheduled appointment only, and it will be a destination retail location that sells only bowling related goods and services. Customers arrive with intent and leave once their service is complete. We expect an average of 10-15 people in the building at any one time, many of whom will carpool (i.e. families, etc.). During weekend clinics and seminars, the number of attendees will be approximately 15-20 people, depending on the structure. All clinics and seminars will require advanced sign ups and participation fees. The business will not cause significant vehicular or pedestrian traffic in the complex and will not cause people to congregate in large groups outside.

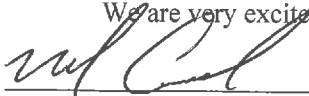
b. *Nuisance arising from emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* The model for B3 Performance is predicated on instruction, services, and retail goods related to competitive bowling. There will be no recreational bowling, parties, loud music, snack bar, alcoholic beverages, arcade games or other entertainment elements that are found in standard bowling centers. While there is some noise created by the actual use of the bowling lanes, it will not exceed an acceptable decibel level and will not create any more noise than the operation of standard industrial machinery or forklifts. The surrounding walls of the suite are masonry block, and the interior design will include noise-mitigating baffles throughout the training facility. There will be no emissions of odor, gas, vibration, heat, smoke or glare.

c. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, in conflict with the goals, objectives or policies of the city's adopted plans for General Plan.* The owners of the business will be the primary employees and will have a judicious and deliberate process for hiring additional employees. The express intent is to create a professional atmosphere that is revered in the bowling industry as a top-tier training facility. We will not use any equipment or participate in any actions that would be considered detrimental to the environment or the surrounding areas. Moreover, visitors to our facility will likely have a positive impact on sales for any food establishments, gas stations, and other retail businesses that are in the surrounding areas.

d. *Compatibility with existing surrounding structures and uses.* The facility will be compatible with the surrounding businesses which include machine shops, furniture fabrication, custom apparel services, contractor services, retail distribution, and freight services. While the use of space might be characteristically different, B3 Performance would not impede, interfere, or compete with any existing businesses in the complex.

e. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* B3 Performance will be a state-of-the-art training facility and retail location that is supported by all of the largest product manufacturers in the bowling industry. It will also serve as a primary location for certain industry training seminars and clinics on the West Coast. A professional environment geared toward customer service and specialized training will create no conceivable issues with disruptive behavior.

We are very excited for this new venture, and we sincerely appreciate your consideration. Thank you.

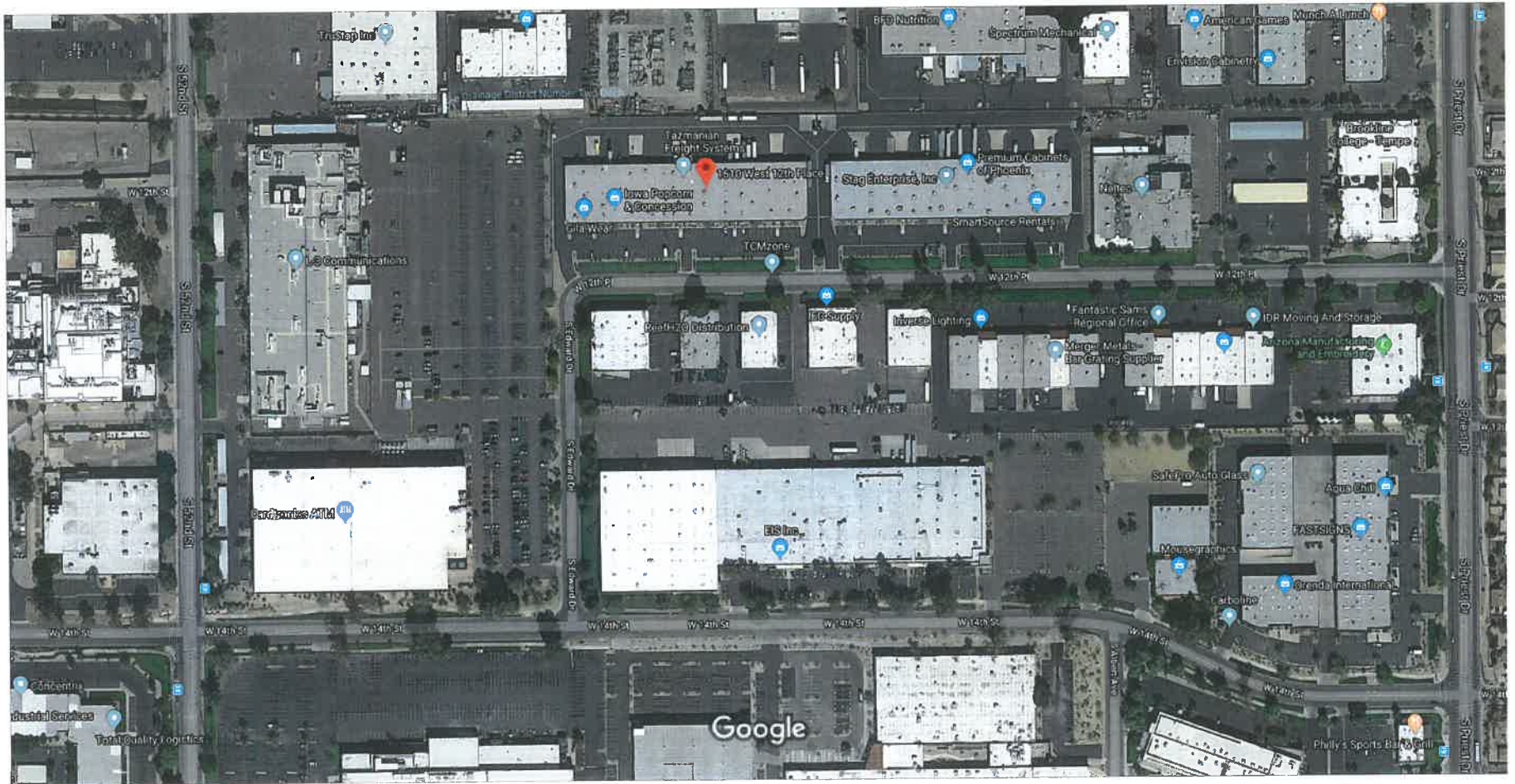


Mike Calderon, Owner

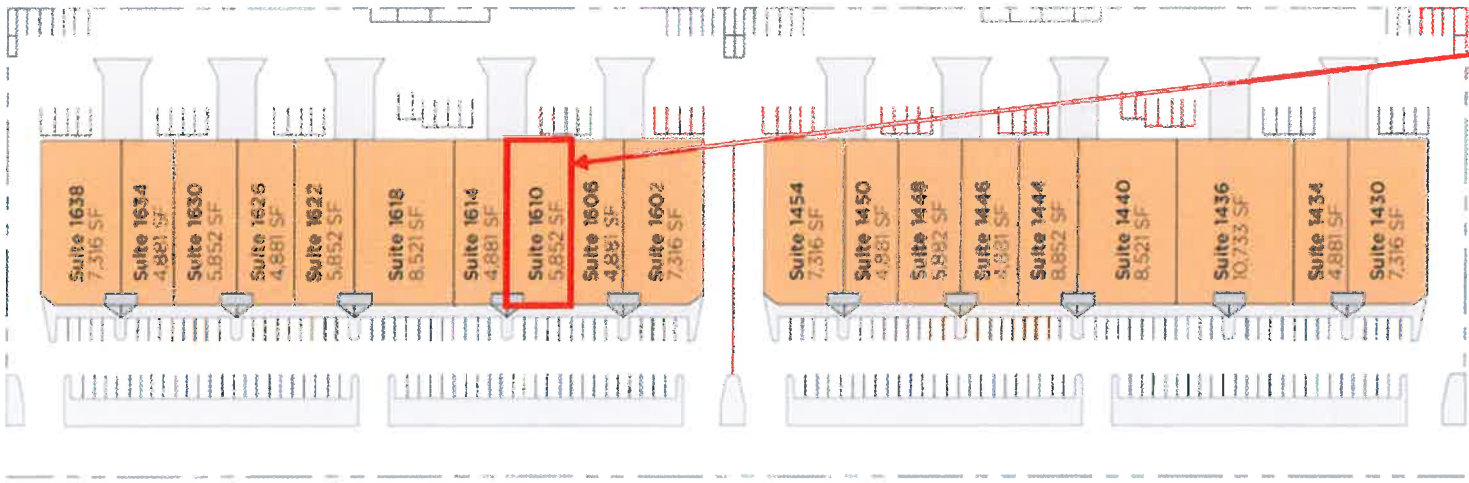


Brandi Calderon, Owner

Google Maps 1610 W 12th Pl



Imagery ©2019 DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2019 Google 100 ft



1610 W. 12th Place
 Tempe, AZ 85281

EXISTING SITE PLAN

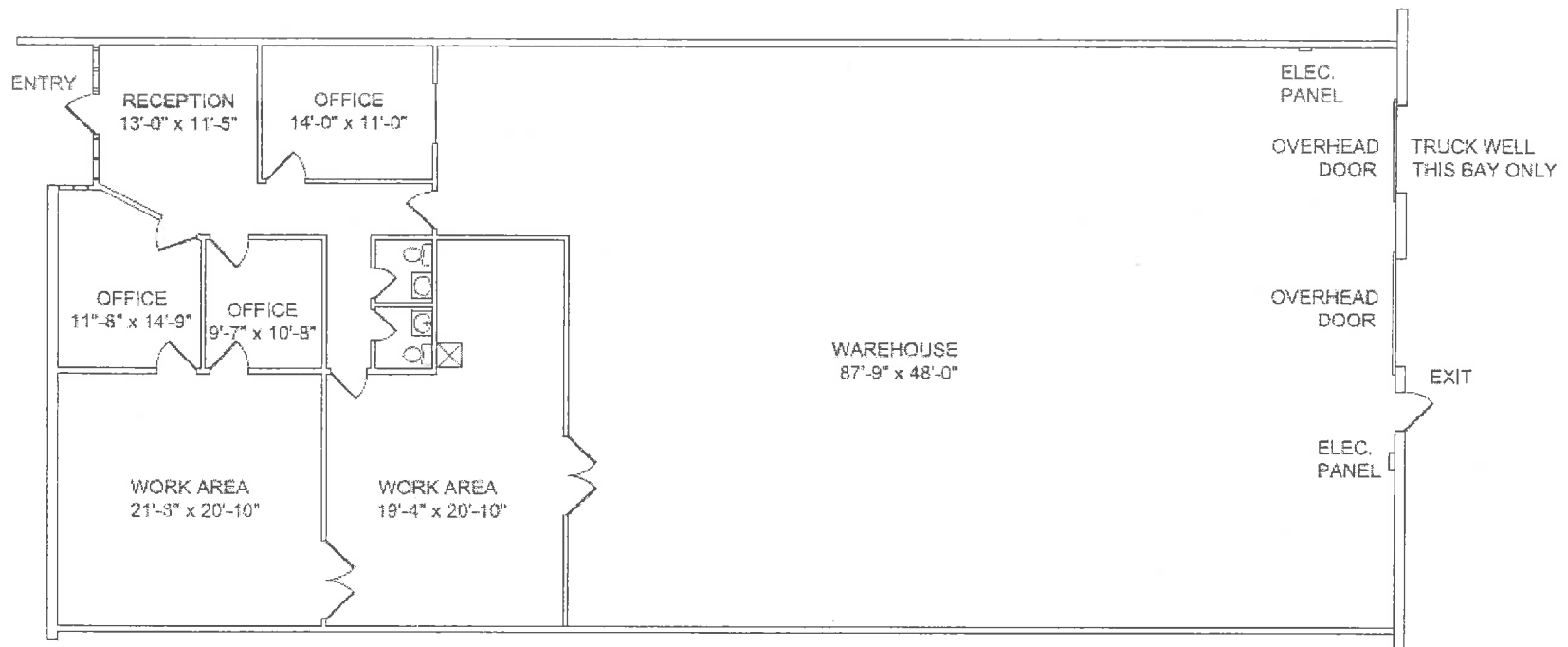
SUITE 1610

approximately
5,852 RENTABLE SQ. FT.

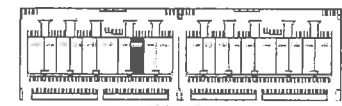
Warehouse Deck Height: 16'
Available Power: 400a 120/208v

TWINS BUSINESS CENTER

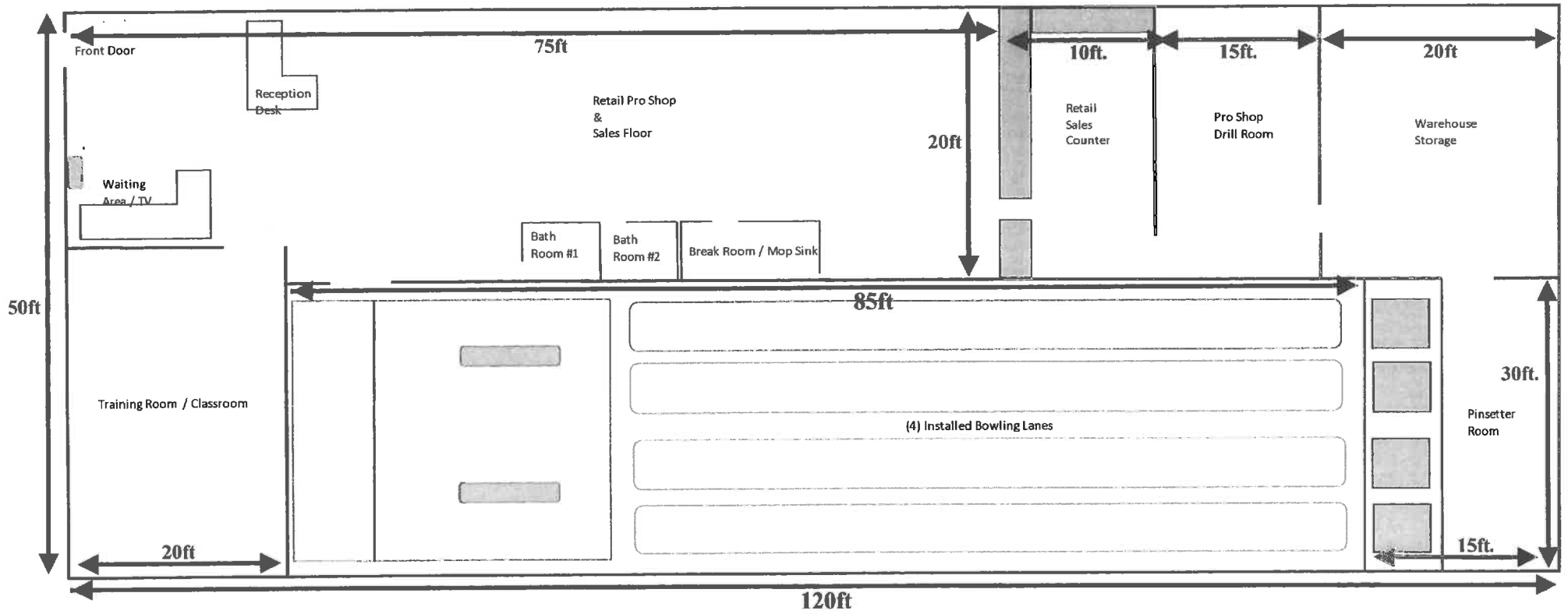
1610 WEST 12TH PLACE
TEMPE, ARIZONA 85281

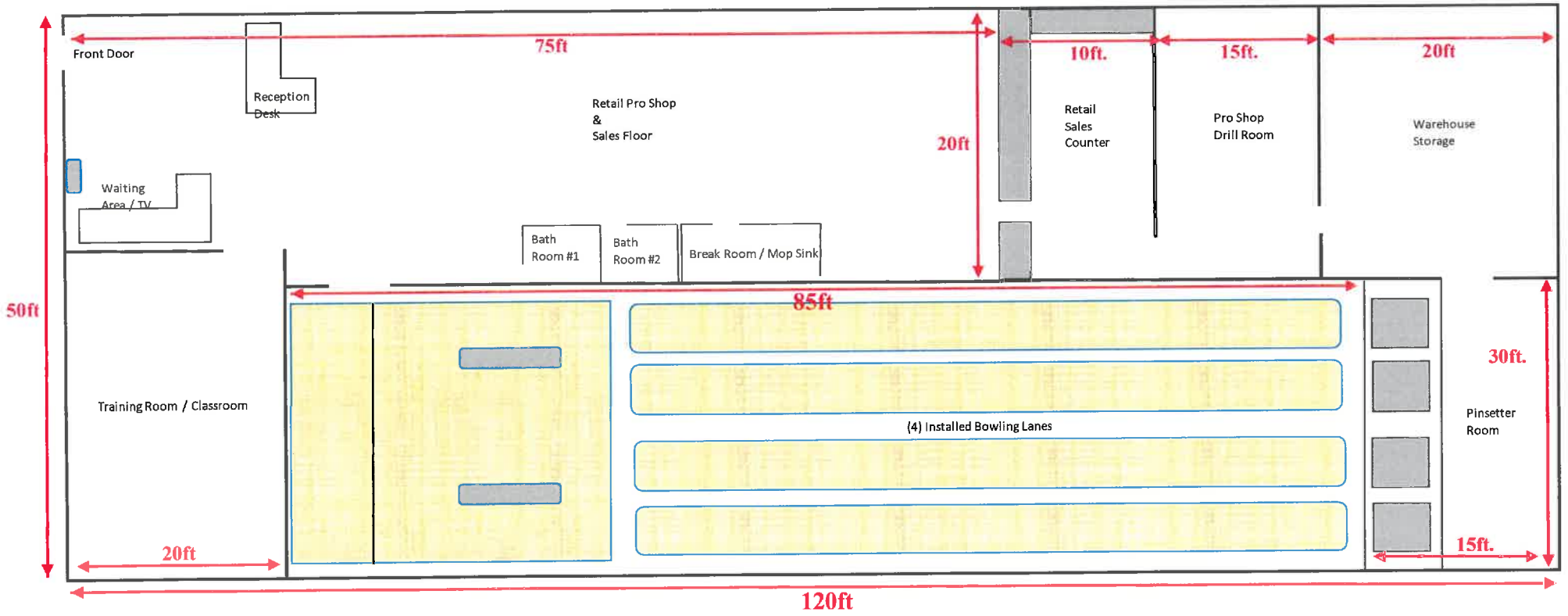


NORTH



 SITE PLAN







1610 W 12th Pl

Tempe, AZ 85281 - Ground Level View of Building



Image capture: May 2018 © 2019 Google

Tempe, Arizona



Street View - May 2018

