

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 7/9/2019
Agenda Item: 9**

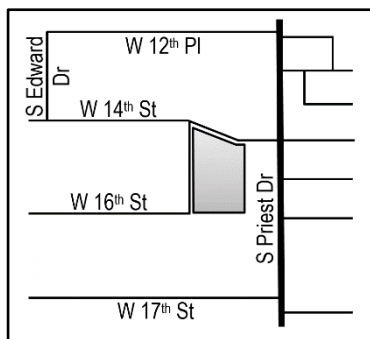
ACTION: Request two (2) Use Permits to allow a conference/assembly center and entertainment for SUN STUDIOS OF ARIZONA, located at 1425 West 14th Street. The applicant is L & D Entertainment, LLC.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: SUN STUDIOS OF ARIZONA (PL190135) is a motion picture and recording studio business, located on the southeast corner of West 14th Street and South Albert Avenue in the GID, General Industrial District. The applicant, Chris McLennan of L & D Entertainment, LLC, is proposing to provide conference, assembly, and entertainment uses to the current operations. The new uses will include stand-up comedy, wrestling entertainment, film festivals, entertainment conferences, financial conferences, corporate seminars, film screenings, theatrical plays, art installations, fundraisers, sports entertainment shows, and video game tournaments. In addition to the motion picture and recording studio uses, the business also provides church assembly and lecture courses (public education); all of which are permitted by right in the GID zoning district. Liquor services will not be provided by the operator; however, if liquor services are requested by events, the host will be required to obtain a Charity or Special Event License (Series 15) from the Arizona Department of Liquor. The request includes the following:

- ZUP190046 Use Permit to allow a conference/assembly center (indoor).
- ZUP190047 Use Permit to allow entertainment (indoor).



Property Owner	Rancho Sierra Vista
Applicant	Chris McLennan of L & D Entertainment, LLC
Zoning District	GID
Site Area	247,805 s.f. (5.69 ac)
Building Area	44,891 s.f.
Leased Area	24,595 s.f.
Vehicle Parking	471 spaces (267 min. required)
Bicycle Parking	32 spaces (16 min. required)
Hours of Operation	8 a.m. to 10 p.m., daily
Building Code Occupancies	A-3, B, and S-1

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Lee Jimenez, Senior Planner (480) 350-8486

Department Director: Chad Weaver, Community Development Director
 Legal review by: N/A
 Prepared by: Lee Jimenez, Senior Planner
 Reviewed by: Steve Abrahamson, Principal Planner

COMMENTS

The SUN STUDIOS OF ARIZONA (PL190135) leased space was previously occupied by Collins College's school for graphic arts and technology, which provided tenant improvements to allow assembly, office, and storage occupancies. The auditorium/theater seats 155 people and provides a 600 square-foot stage (32'x16') and a 22'x12' projector screen. The site provides ample parking for the adjacent Cox Communication office uses and the proposed conference/assembly and entertainment uses.

PUBLIC INPUT

As of the publishing of the staff summary report, no public comments have been received by staff.

POLICE INPUT

A security plan is required for the entertainment use pursuant to City of Tempe Zoning and Development Code Section 6-313, Security Plan.

USE PERMIT

The proposed uses require Use Permits to allow a conference/assembly center and entertainment in 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 proposed uses are not expected to significantly increase vehicular or pedestrian traffic. The site was previously occupied by a vocational school that generated a similar volume of trips. Furthermore, the site provides adequate parking for a conference/assembly 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 uses are not expected to generate emissions at levels exceeding ambient conditions. The proposed uses will primarily take place in the premises; however, if events are hosted outdoors, the operator will be subject to the City of Tempe Noise Ordinance and may be required to obtain a special event permit from the City's Special Events Office.
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*; the proposed uses are not expected to deteriorate the neighborhood or downgrade property values. The operator wishes to host events that are considered community appropriate and family friendly which is not in conflict the City's adopted plans.
4. *Compatibility with existing surrounding structures and uses*; the proposed uses will operate in a commercially retrofitted industrial building that does not require any exterior modifications and is compatible with surrounding uses.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; all events will be monitored by in-house staff and by a contracted external security company to deter any potential of disruptive behavior. Furthermore, the City of Tempe Police Crime Prevention Unit requires a security plan for entertainment uses.

REASONS FOR APPROVAL:

Based on the information provided by the applicant and the above analysis, staff supports approval of the requested Use Permits. These requests meet 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 Permits are valid for the plans as submitted within this application.
2. All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained, or the Use Permit is void.
3. 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.
4. Any intensification or expansion of uses shall require new Use Permits.
5. The applicant shall contact the City of Tempe Crime Prevention Unit for a security plan within 30 days of this approval. Contact 480-858-6409 before August 8, 2019.
6. The entertainment use shall take place inside only. No entertainment is allowed outside.

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.

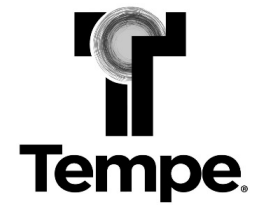
- The Use Permit is valid for SUN STUDIOS OF ARIZONA and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, 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 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.
- Music, sound, or entertainment shall not violate the City of Tempe Noise Ordinance.

HISTORY & FACTS:

June 23, 1976	Board of Adjustment approved a Use Permit to allow an athletic club facility for Arizona Athletic Club (A-76-6.20), located at 1425 West 14 th Street in the I-1, Garden Type Industrial District and the I-2, Light Industrial District.
July 1, 2003	Hearing Officer approved the following for Cox Communications (BA030151), located 1425 West 14 th Street in the I-1, Light Industrial District and the I-2, General Industrial District. <ol style="list-style-type: none">a. Variance to allow the partial screening of the bay doors with a 4' high masonry wall.b. Variance to delete all required end stall landscape islands within the secured storage area along the Albert Avenue frontage.
July 26, 2005	Planning and Zoning Commission approved a use permit to allow an expansion of a graphic arts and technology school for Collins College (CC050043), located at 1425 West 14 th Street in the GID, General Industrial District.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 3-302 Permitted Uses in Office/Industrial Districts
Section 6-308 Use Permit
Section 6-313 Security Plan



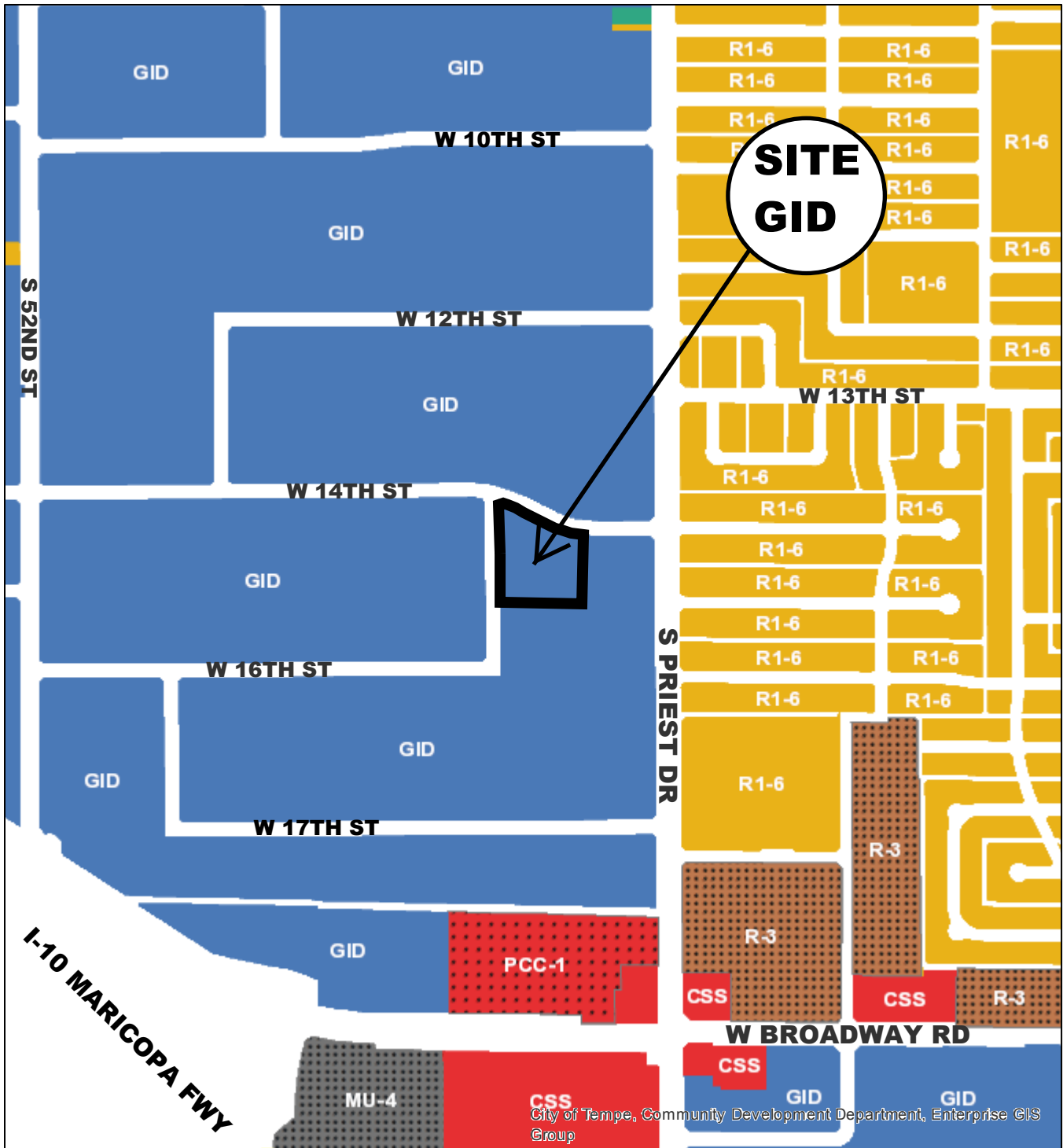
DEVELOPMENT PROJECT FILE
for
SUN STUDIOS OF ARIZONA
(PL190135)

ATTACHMENTS:









1. Location Map
2. Aerial
- 3-5. Letter of Explanation
6. Site Plan
- 7-10. Floor Plans
- 11-12. Site Context Photos

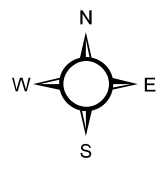
SUN STUDIOS OF ARIZONA

PL 190135



City of Tempe, Community Development Department, Enterprise GIS Group

- | | |
|--|--|
|  General Industrial District (GID) |  Residential/Office (RO) |
|  Mixed Use High (MU-4) |  Agricultural (AG) |
|  Commercial Shopping and Services (CSS) |  Single-Family Residential (R1-6) |
|  Planned Commercial Center Neighborhood (PCC-1) |  Multi-Family Residential Limited (R-3) |

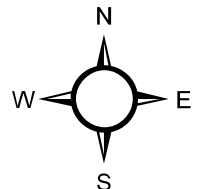


SUN STUDIOS OF ARIZONA

PL 190135



Aerial Map



LETTER OF EXPLANATION

WE ARE REQUESTING 2 USE PERMITS IN OUR COMMERCIAL BUILDING FOR THE FOLLOWING:

*ENTERTAINMENT

*CONFERENCE/ASSEMBLY

We are already permitted for Motion Picture/Recording Studio and Church Assembly.

These additional permits are requested for Entertainment and Conference/Assembly so that we can hold events here in the studios as permitted.

Some (but not all) of the events listed under the Entertainment/Conference permit:

Comedy, Wrestling Entertainment, Film Festival, Entertainment Conferences

Financial Conferences, Corporate Seminars, Film Screenings, Theatrical Plays

Art Installations, Fundraisers, Sports Entertainment Shows, Video Game Tournaments

Our private parking lot is large enough to accommodate all attendees/guests of our events. There would be no significant pedestrian traffic in any of the adjacent areas.

Our events would be held inside the building. Hours of events would vary, but usually during the building's normal business hours: 8am - 10pm 7 days per week. There are 4 building employees on hand at all times.

During days where there are events, we bring in interns and volunteers to provide help and assistance at any of the events. We focus on our events to be community appropriate and family friendly.

We would not require liquor licensing at any of our events, unless they are requested by the non profit doing the event, who would then provide the city and state with all the applications as required.

All events will be monitored by in house staff and contracted external security company to deter any disruptive behavior both inside and outside the premises.

Christine McLennan
Sun Studios of Arizona

1425 West 14th Street Tempe AZ 85281
(602) 399-9500 cmclennan@sunstudiosaz.com





1425 West 14th Street Tempe AZ 85281
(480) 565-7040
sunstudiosarizona@gmail.com
www.sunstudiosaz.com

SPECS ON ROOMS

STAGE 1

DIMENSIONS – 2500 sq. ft. with the control room well over 2700 sq. ft.

GRID – 16' to grid; covers entire studio space; wall to wall

SOUND – Acoustically treated space with baffled climate control

POWER – Two 200 Amp – 3 Phase Power Stations

In-house Studio Manager/Technician

STAGE 2 (GREENSCREEN)

Hard Cyclorama 2 Wall/Green Screen – Pre-Lit (36ft W x 25 R x 12ft H)

20 Cam Motion Tracking/Capturing System

DIMENSIONS – 2200 sq. ft.

GRID – 16' to grid; covers entire studio space; wall to wall

SOUND – Acoustically treated space with baffled climate control

POWER – Two 200 Amp – 3 Phase Power Stations

In-house Studio Manager/Technician

AUDITORIUM/THEATER

Our 1800 sq ft auditorium contains 150 comfortable, elevated seats with professional grade digital projection & digital surround sound. Not one bad seat in the house.

Usable for classroom, corporate training, screening room, lectures and more.

General

- Tiered seating for 150 +5 handicap
- Additional 75 rolling chairs
- All seating and chairs with writing tablets
- All seats have power for charging devices
- Acoustically tuned
- Stage: 600 sqft; 32' wide x 16' deep
- Screen: 22' X 12' 3" viewing area
- In-house Audiovisual technician
- Lectern with lighting for speaker

Computer

- iMac

Video

(NTSC/Zone 1) • DVD, DVD-R, DVD-RW, DV Projection • 5.1 Digital Surround Sound

- Panasonic DLP PT-DW10000U – HD 1080p (10000 lumens) Audio
- Compact Disc



Page 2

Amplification

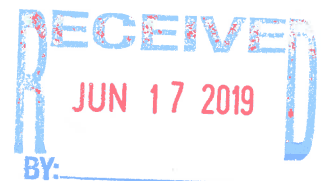
- Portable lectern microphone with 3' range
- (6) wired microphones (handheld or stands)
- (4) wireless microphones

Internet

- Hard-cable internet
- 300MB Down/30MBUp wifi internet (encrypted and password protected)

Miscellaneous

- Adjustable lighting with presets
- Audio recording available upon request
- Video recording available upon request
- Laser pointer available upon request



EXTERIOR PARKING LOT SUN STUDIOS



Images © 2019 DigitalGlobe, U.S. Geo

ATTACHMENT 6

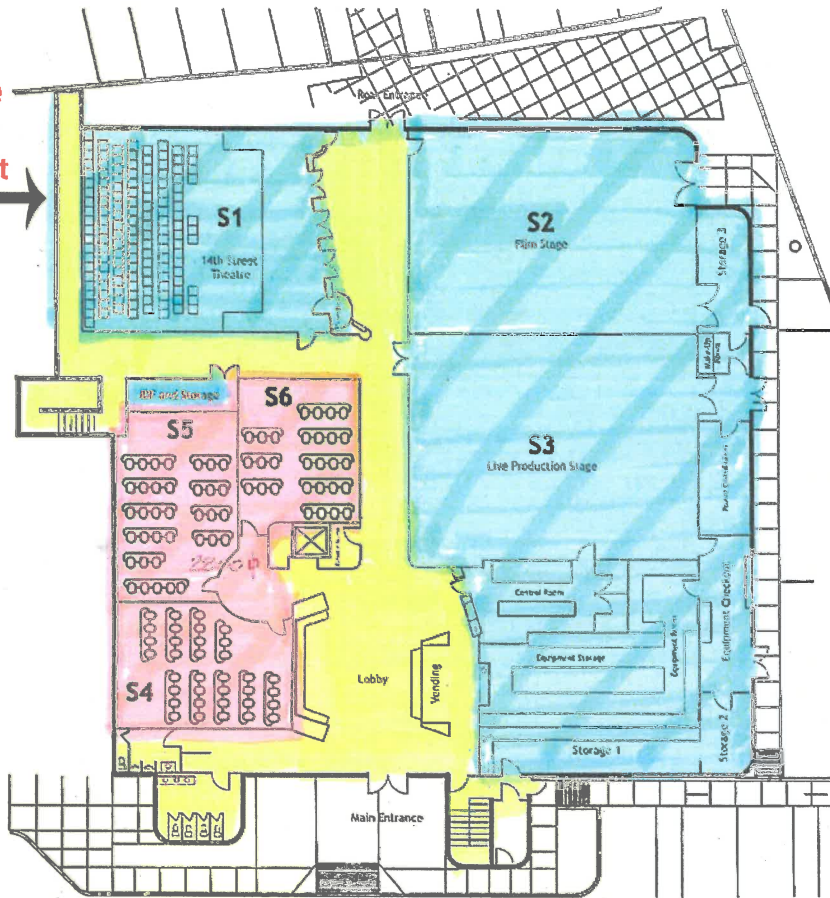
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COX

SUN STUDIOS of Arizona

Common Area

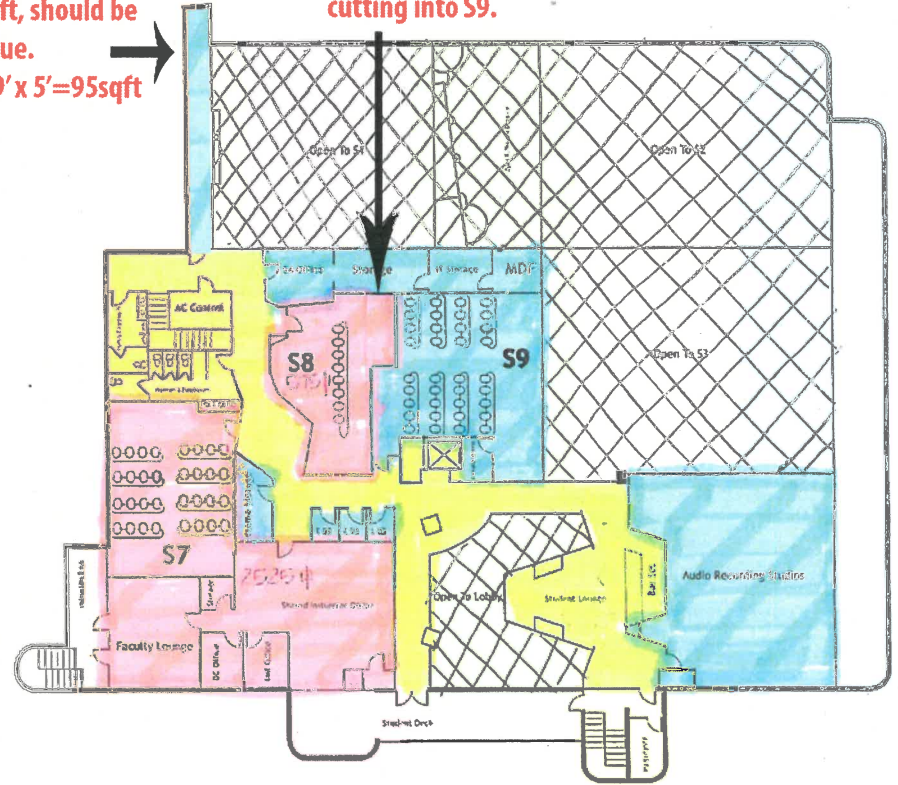
This Fire Exit area would be Common Area 9' x 5' = 95sqft



First Floor

This area is the Theater Projector loft, should be blue. 19' x 5' = 95sqft

The original does not show S8 cutting into S9.



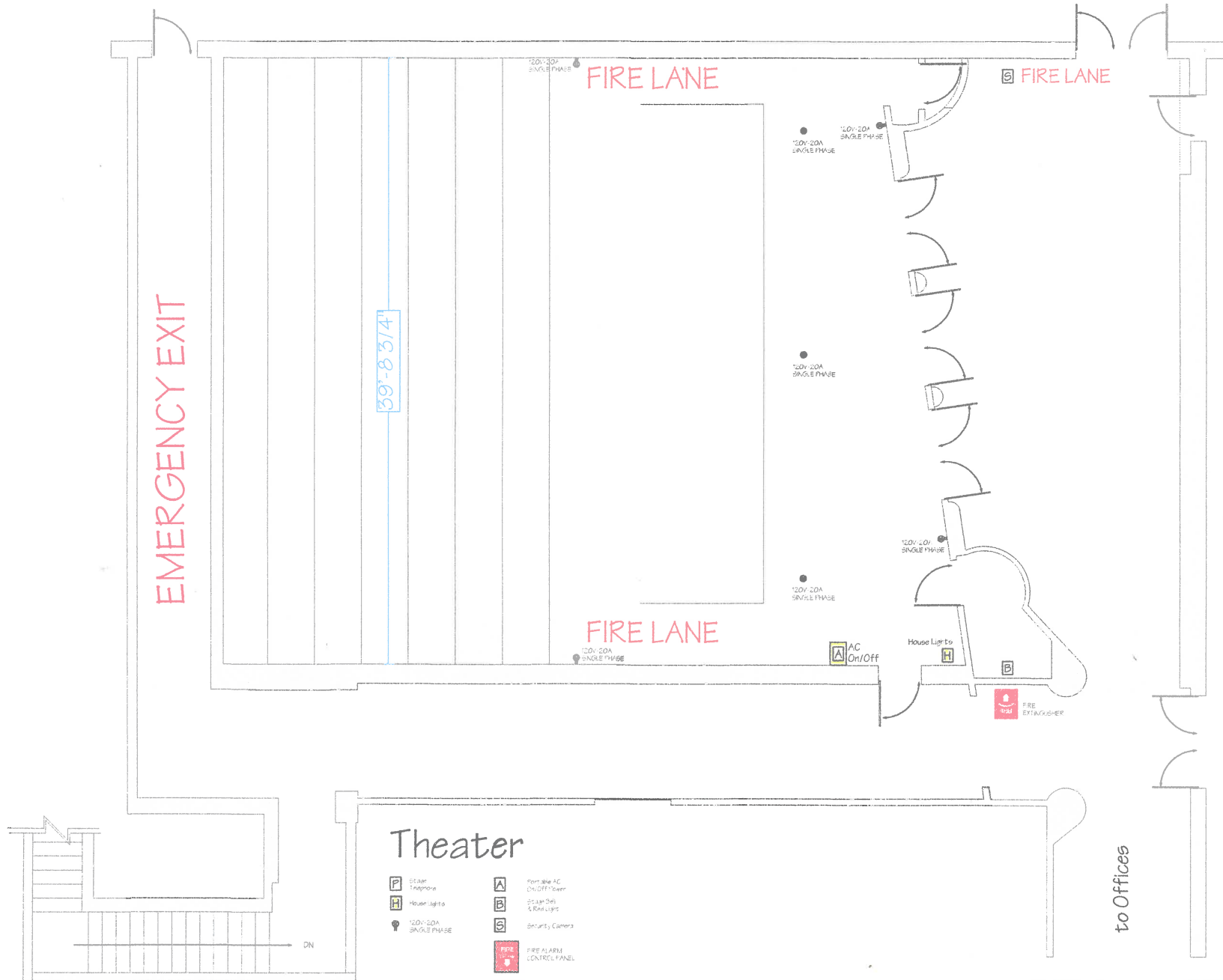
Second Floor

First floor 23000 sq ft
2nd floor 31000 sq ft
Grand total 54000 sq ft

COLLINS COLLEGE
14th St. Studios
Map As Of 02/01/11

EXHIBIT B
Floor Plan
ATTACHMENT 7

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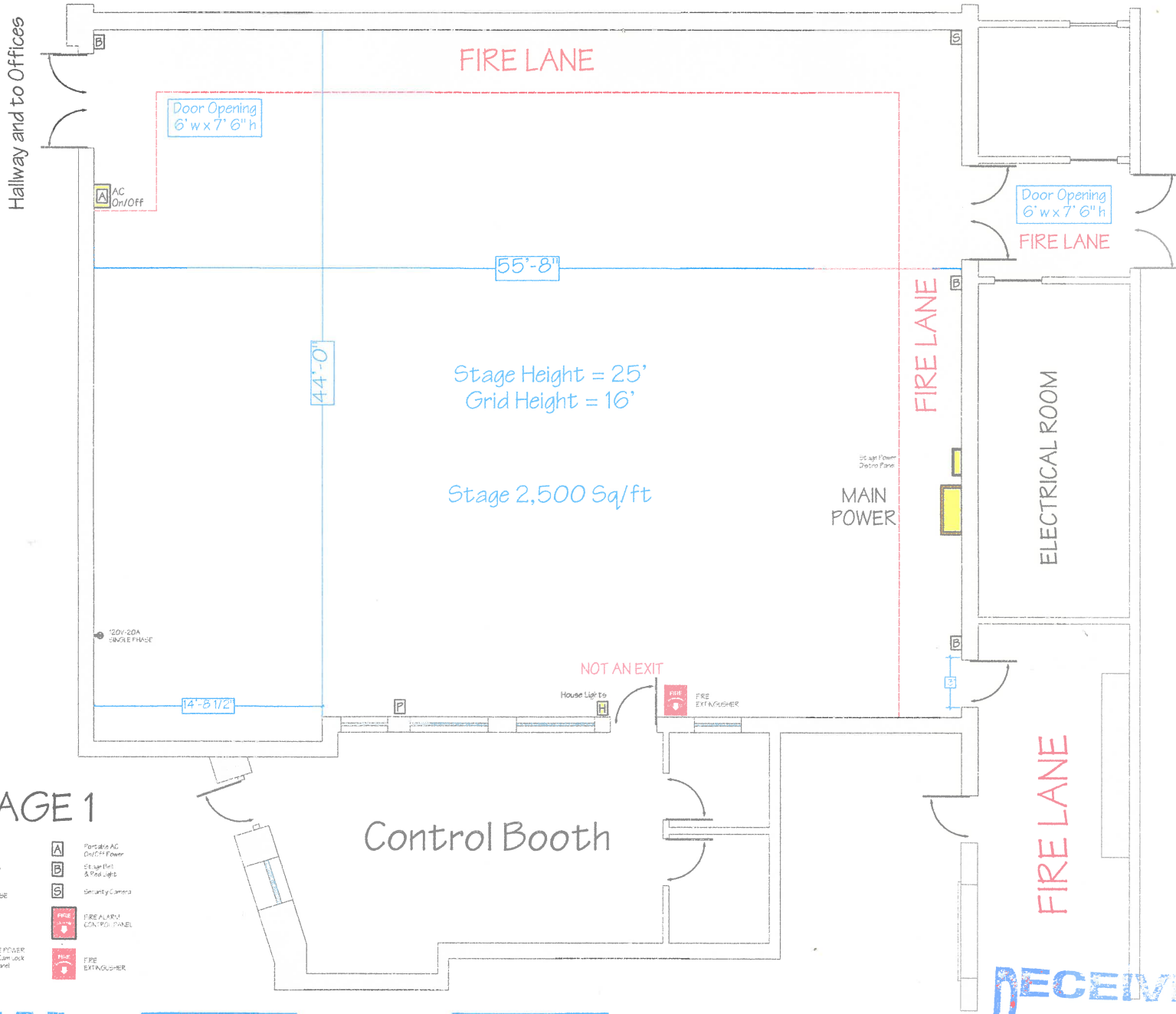


ATTACHMENT 8

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Date: 1/25 W 14th St Tempe, AZ 85281 Phone: (480) 566-7040 Email: info@sunstudioaz.com		Drawing Number:	
Scale: 1/2" = 1' Sheet Size: E		Drawing Title:	
Production Designer:		Drawing Title:	
Art Director:		Rev / Location:	
Set Designer:		Episode:	
Cost Designer:		Production:	
Rev:		Stage layout, Art Department and Production Design services provided by: Kim Bailey / Production Designer (818) 370-1577 info@kimbailey.com	





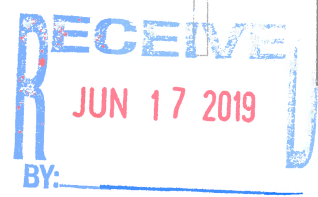
STAGE 1

- P** Stage Telephone
- H** House Lights
- 120V-20A SINGLE PHASE**
- Stage Power Distro Panel**
- MAIN STAGE POWER 3500 amp Cam Lock Distribution Panel (as noted)**
- A** Portable AC, Outlets & Power
- B** Stage Exit & Pad Light
- G** Security Camera
- FIRE ALARM CONTROL PANEL**
- FIRE EXTINGUISHER**

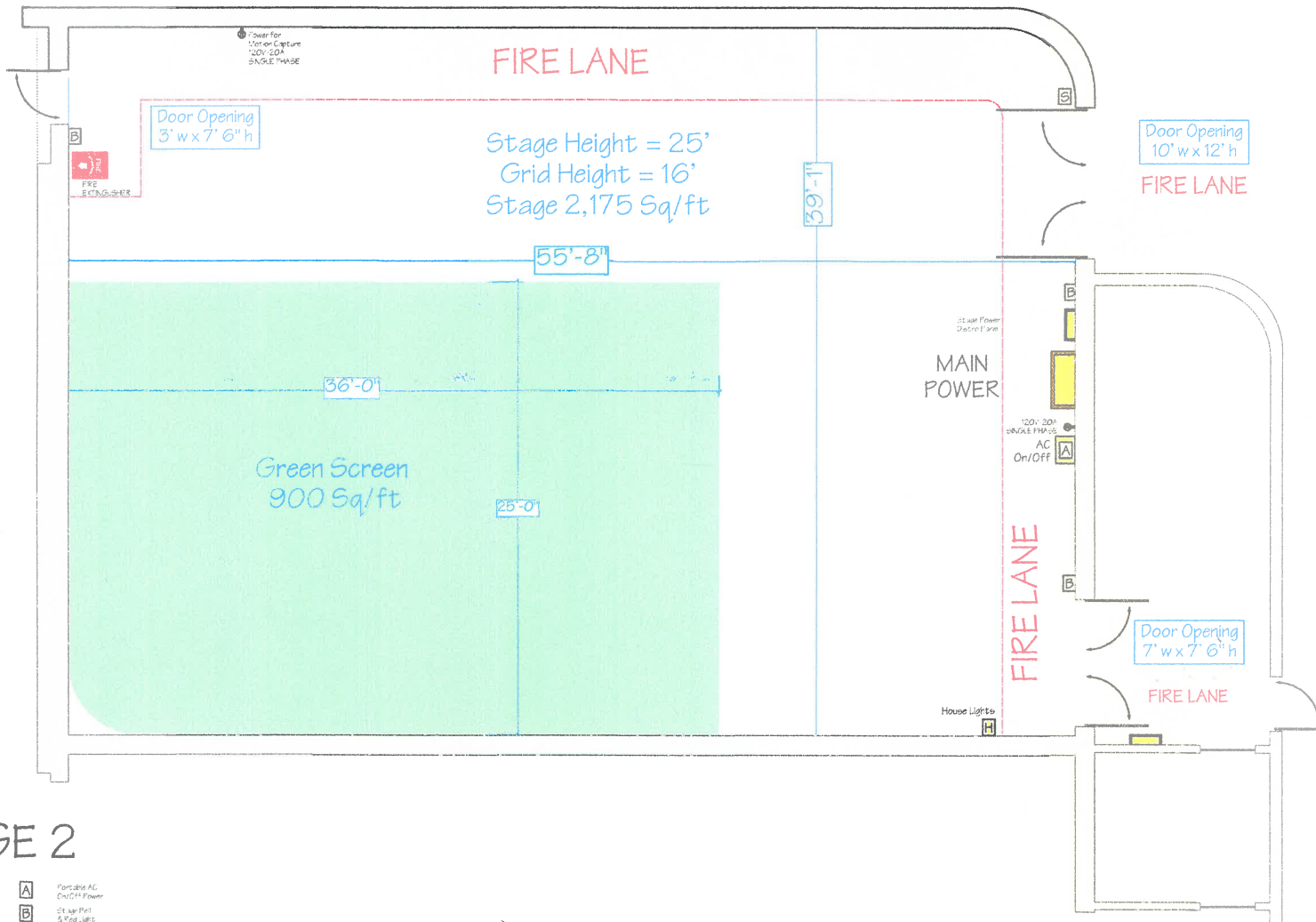


ATTACHMENT 9

Production Designer		1 OF 1	
Date:	1425 W 14th St Tempe, AZ 85281	Scale:	1/2" = 1'
Sheet Size:	E	Art Director:	
Sheet No.:	1	Set Designer:	
Client:	info@SoulStudioAZ.com	Cost. Designer:	
Project Name:	Stage layout, Art Department and Production Design services provided by: Kim Bailey / Production Designer (818) 972-1577 info@kimbailey.com	Rev:	
Product:		Drawing Title:	
Site / Location:	Outside		



Hallway and to Exit Doors



STAGE 2

- P** Stage Telephone
- H** House Lights
- 120V 20A SINGLE PHASE**
- Stage Power Distrib. Panel**
- MAIN STAGE COVER 3000 amp Cam Lock or Ringed Flange (As noted)**
- A** Portable AC On/Off Power Stage Plot & Plot Lights
- B** Security Camera
- FIRE ALARM CONTROL PANEL**
- FIRE EXTINGUISHER**



ATTACHMENT 10



SHEET 1 OF 1	
Date: 1425 W 14th St Tempe, AZ 85281 Tel: (480) 955-7040 info@S&S-Design.com	Production Designer: [Blank] Art Director: [Blank] Set Designer: [Blank] Set Decorator: [Blank] Color Coordinator: [Blank] Title: [Blank]
S&S-Design 1425 W 14th St Tempe, AZ 85281 Tel: (480) 955-7040 info@S&S-Design.com	Stage Layout, Art Department and Production Design services provided by: Kim Bailey / Production Designer (818) 370-577 info@kimbailey.com

Google Maps 1425 W 14th St



Google

Image capture: Apr 2015 © 2019 Google

Tempe, Arizona



Street View - Apr 2015

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ATTACHMENT 11

Google Maps

~~1425 W 14th St~~

~~1425 W 14th St~~ 1425 W 14 ST BACK



Image capture: Mar 2019 © 2019 Google

Tempe, Arizona



Street View - Mar 2019

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ATTACHMENT 12