

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 02/25/2020  
Agenda Item: 7**

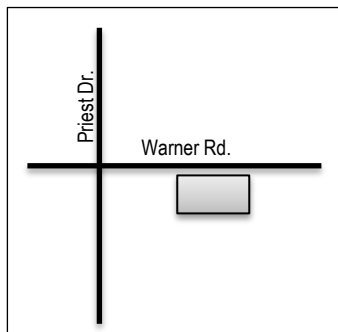
**ACTION:** Request a Use Permit to allow for the operation of a vocational school for **UNITEK EMT VOCATIONAL**, located at 1241 West Warner Road. The Applicant is Sean B. Lake of Pew & Lake, PLC. **(PL200008)**

**FISCAL IMPACT:** N/A

**RECOMMENDATION:** Staff – Approve, subject to conditions

**BACKGROUND INFORMATION:** UNITEK EMT VOCATIONAL (PL200008) Requests a Use Permit to allow for the operation of a vocational school in approximately 11,500 square feet of existing space within the Warner Business Center located at 1241 West Warner Rd. The request includes the following:

ZUP200008 Use Permit to allow to allow for the operation of a vocational school



Property Owner  
Applicant  
Zoning Districts  
Vehicle Parking  
Bicycle Parking  
Hours of Operation

Warner Business Center 4 LLC  
Sean B. Lake, Pew & Lake, PLC  
GID, SWOD  
46 spaces (37 min. required)  
6 spaces (6 min. required)  
8 a.m. to 8 p.m., Daily

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Robbie Aaron, Planner II (480) 350-8096

Department Director: Chad Weaver, Community Development Director  
Legal review by: N/A  
Prepared by: Robbie Aaron, Planner II  
Reviewed by: Steve Abrahamson, Principal Planner

## COMMENTS

The applicant is requesting a Use Permit to locate a vocational school within an existing office building. The project site is located on the south side of Warner Road just east of Priest Drive. Unitek EMT will offer continuing education, as well as, an accelerated EMT course out of approximately 11,500 square feet of gross floor area of which 7,400 square feet will be used for training purposes.

## PUBLIC INPUT

A neighborhood meeting is not required and to date staff has received no comments regarding the Use Permit.

## USE PERMIT

The proposed use requires a Use Permit to allow the operation of a vocational school within the GID, General Industrial Districts zoning and Southwest Overlay districts.

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

1. *Any significant increase in vehicular or pedestrian traffic*; Unitek EMT is projecting a maximum of 40 persons on the premises each day. Per the Zoning and Development Code the parking requirements for a vocational school are 1 space per 200 square feet of classroom & office which is like the office requirement of 1 space per 300 square feet. Per the applicant's letter of explanation Unitek EMT's lease agreement provides for 46 spaces on site which is adequate for this use and there are several access points to the site which will be able to provide proper dispersal of vehicles to and from the site. Overall this use will not significantly increase vehicle or pedestrian traffic.
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 type of education being provided in this use will not create a nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare.
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*; this use will be moving in to existing space which at the present time is vacant. The filling of existing vacant space will not downgrade the property and will provide additional economic and financial benefit to the City which is in line with the goals and objectives of General Plan 2040.
4. *Compatibility with existing surrounding structures and uses*; the proposed use will be compatible with the surrounding office uses and is an appropriate use in the business park within the GID zoning district.
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 activities associated with this use will take place within the confines of the building and it is not anticipated that this type of use will cause any disruptive behavior which will create a nuisance to the surrounding area or general public. As such the use will have adequate control of disruptive behavior both inside and outside the premises.

## REASONS FOR APPROVAL:

Based on the information provided by the applicant, the public input received and the above analysis staff 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. The Use Permit is valid only after a Building Permit has been obtained, 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.

**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:**

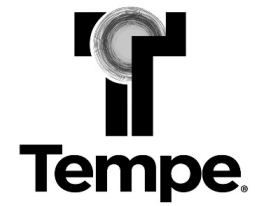
- The Use Permit is valid for Unitek EMT and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- The use permit approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit is granted or within the time stipulated by the decision-making body.
- The decision-making body, upon finding that the applicant has not taken corrective actions to resolve issues related to the permit/approval and that a continuation of the permit/approval is not in the interest of the public health, safety and general welfare, can revoke the permit/approval after providing written notice of its intentions to the holder of the permit.
- 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.
- All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained, or the Use Permit is void.

**HISTORY & FACTS:**

February 18, 1998            Design Review Board approved the building elevations, site plan, and landscape plan for Warner & Beck

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 3-202 Permitted Uses in Commercial and Mixed-Use Districts  
Section 3-302 Permitted Uses in Office/Industrial Districts  
Section 6-308 Use Permit



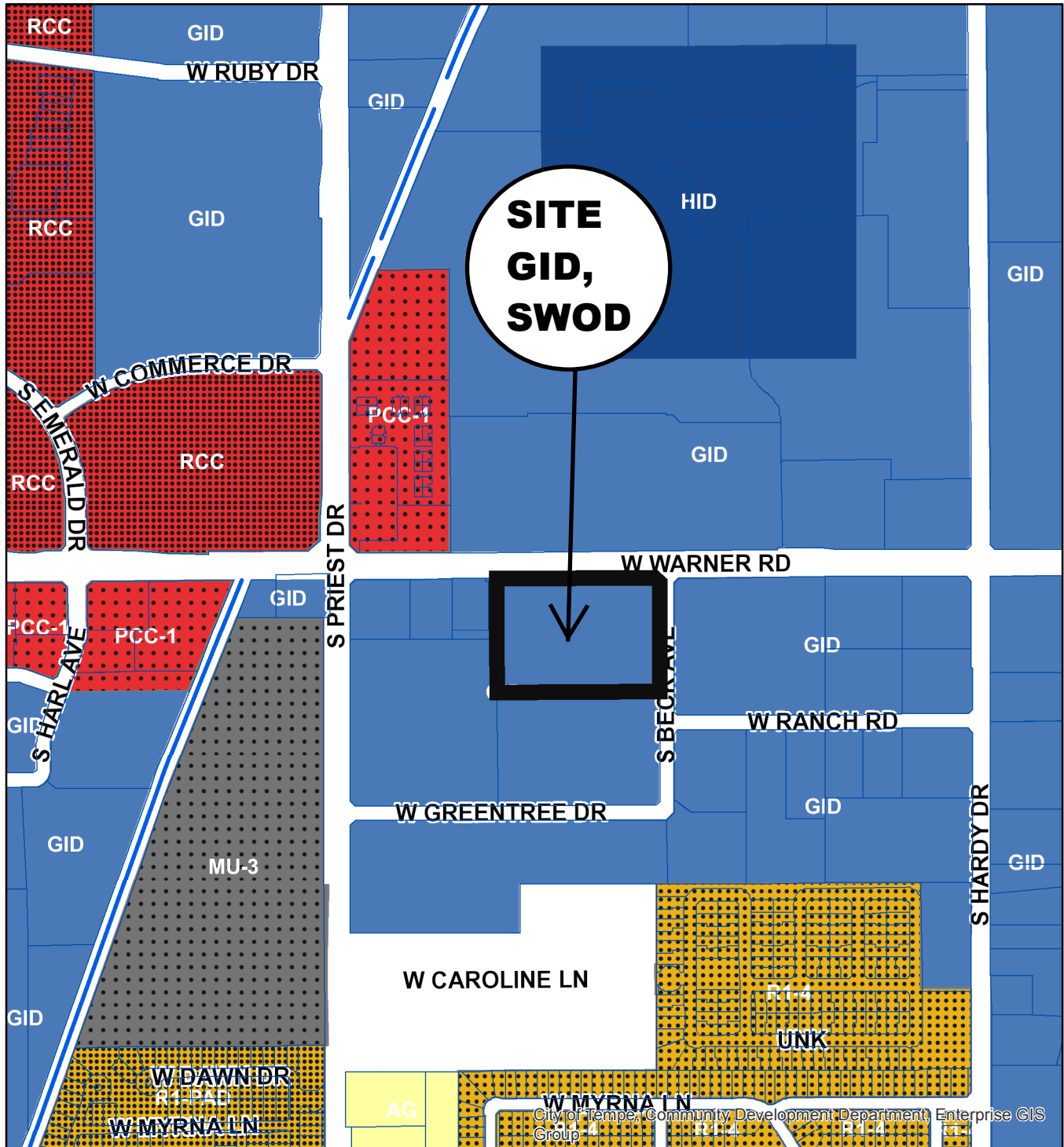
**DEVELOPMENT PROJECT FILE**  
for  
**UNITEK EMT VOCATIONAL**  
**(PL200008)**









**ATTACHMENTS:**

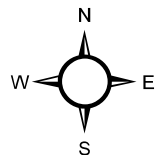
1. Location Map
2. Aerial
3. Letter of Explanation
4. Site Plan
5. Floor Plan
6. Site Photos

# UNITEK EMT VOCATIONAL

PL200008



- |   |  |   |   |
|---|--|---|---|
|  | General Industrial District (GID)              |  | Regional Commercial Center (RCC)                    |
|  | Heavy Industrial District (HID)                |  | Agricultural (AG)                                   |
|  | Mixed Use Med-High (MU-3)                      |  | Single-Family Residential (R1-4)                    |
|  | Planned Commercial Center Neighborhood (PCC-1) |  | Single-Family Residential Planned Area Dev (R1-PAD) |



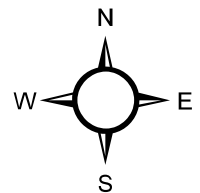


# UNITEK EMT VOCATIONAL

PL200008



Aerial Map





**Unitek EMT  
1241 West Warner Road, Suite 101  
Tempe, AZ 85284  
Use Permit Narrative  
January 13, 2020**

**Project Summary and Request**

Pew & Lake, PLC, on behalf of Unitek Training EMT, LLC ("Unitek EMT"), hereby submits this Letter of Explanation and related documents in support of a request to the City of Tempe for a Use Permit to allow for a vocational school at 1241 West Warner Road, Suite 101.

**Site Description**

The project site is located on the south side of Warner Road, between Priest and Hardy. It is shown in red in the graphic below and is known as Maricopa County Assessor Parcel Number 301-60-974. The building that is the subject of this request is shown in green, on the site. The overall size of the building is approximately 59,000 square feet, and the proposed vocational school will take place in Suite 101, the western 11,000 square feet of the building.



The site is currently zoned General Industrial District (GID), a zoning classification that allows a vocational school with the approval of a Use Permit. Suite 101 is currently vacant, and the building owner wishes to accommodate the relocation of Unitek EMT's relocation from the City of Chandler to the City of Tempe.

**Adjacent Zoning Districts and Existing Uses**

As previously noted, the site is currently zoned GID and is designated in the General Plan 2040 Projected Land Use Map as an Industrial use. The uses and designations of the surrounding properties are shown below.

| <b>Direction</b>    | <b>Current Zoning</b> | <b>General Plan 2040 Designation</b> | <b>Current Use</b>              |
|---------------------|-----------------------|--------------------------------------|---------------------------------|
| North               | GID                   | Industrial                           | Honeywell International         |
| South               | GID                   | Industrial                           | Business Park                   |
| East                | GID                   | Industrial                           | Business Park                   |
| West                | GID                   | Commercial/Industrial                | Arizona Tile/Express Oil Change |
| <b>Project Site</b> | <b>GID</b>            | <b>Industrial</b>                    | <b>Vacant</b>                   |

**About Unitek EMT**

Unitek EMT is a subsidiary of Unitek Learning. Founded in 1992, Unitek Learning is a family of three distinguished learning institutions with twelve campuses in the Western United States, with several of those programs offering online courses. Unitek College is one of the foremost nursing schools in California and Nevada. Eagle Gate College and Provo College are both premier nursing and healthcare schools in Utah and Idaho. Unitek EMT has prepared thousands of capable EMT professionals in Arizona. All of the Unitek Learning schools are dedicated to equipping students with the knowledge and skills they need to provide exceptional healthcare and medical services and excel in their careers. As a result, Unitek Learning has become one of the fastest-growing educational institutions within their specialization and has graduated thousands of healthcare professionals.

In the healthcare field, Emergency Medical Technicians (EMTs) play a critical role. EMT's must remain calm and collected when responding to emergencies or arriving at the scene of an accident. If they don't act quickly and effectively, some patients may not survive transportation to a hospital. Unitek EMT believes that it's vital to train future EMT's with



immersive, cutting-edge techniques that provide them with the confidence required to respond effectively in an emergency situation. Unitek EMT offers continuing education courses, as well as an accelerated EMT course-- a 14-Day Boot Camp that prepares future EMT's for real-world scenarios.

Unitek EMT is a private institution authorized to operate by the Arizona State Board for Private Postsecondary Education and accredited by the Better Business Bureau.

### **Site Detail**

As shown in the plan provided with the application materials, Unitek EMT will operate out of Suite 101, in the building located at 1241 West Warner Road; the Warner Business Center. Unitek EMT intends to lease approximately 11,500 s.f. of gross floor area, approximately 7,400 square feet of which is devoted to classroom and office areas. No modifications to the exterior of the building are proposed, only interior tenant improvements.

### **Operational Detail**

- Hours of Operation: 8am to 8pm
- Number of Students: Approximately 24, arriving and leaving at the same time each day. Classes rotate every two weeks.
- Number of Employees: approximately 15
- All activities take place in an enclosed building

### **Parking**

There is adequate parking on the site for the successful operation of a vocational school. Per the City of Tempe Zoning and Development Code, 1 vehicular parking space is required for every 200 square feet of office and classroom area. As shown on the floor plan provided in the application materials, there is approximately 7,396 square feet of the suite proposed to be devoted to classroom and office area. Accordingly, 37 parking spaces are required for the proposed use. The lease agreement between Unitek EMT and the Property Owner, provides for 46 parking spaces, 10 of which are covered parking spaces. Additionally, there are bike racks on the site that accommodate the 6 bicycle parking spaces required by the Code.

## **Evaluation of Use Permit Criteria**

The Use Permit Criteria outlined in Section 6-308 of the City of Tempe Zoning and Development Code is on the next page in **bold** text, and the manner in which this proposed use meets the criteria is shown in *italics*.

**1. The use will not create a significant increase in vehicular or pedestrian traffic in adjacent areas.**

*The proposed use will not create a significant increase in vehicular or pedestrian traffic. Unitek EMT projects a population of 40 students and staff members on the premises each day. The site is large enough to accommodate this small number of individuals, and there are a number of vehicular access points to and from the site that will allow for the efficient dispersal of traffic when classes release at the end of each day. There is also a restaurant establishment on site that will allow the students to have a meal without having to leave the site during the day.*

**2. The use will not create a nuisance due to odor, dust, gas, noise, vibration, smoke, heat or glare exceeding that of ambient conditions.**

*The education provided at Unitek EMT does not involve any activity that creates a nuisance due to odor, dust, gas, noise, vibration, smoke heat or glare.*

**3. The use will not contribute to the deterioration of the neighborhood or be in conflict with the goals, objectives and policies of the City of Tempe.**

*The absorption of vacant office space in Tempe is a benefit to the community and is in support of many of the economic development goals, objectives and policies of the City of Tempe.*

**4. The use will be compatible with existing surrounding structures and uses.**

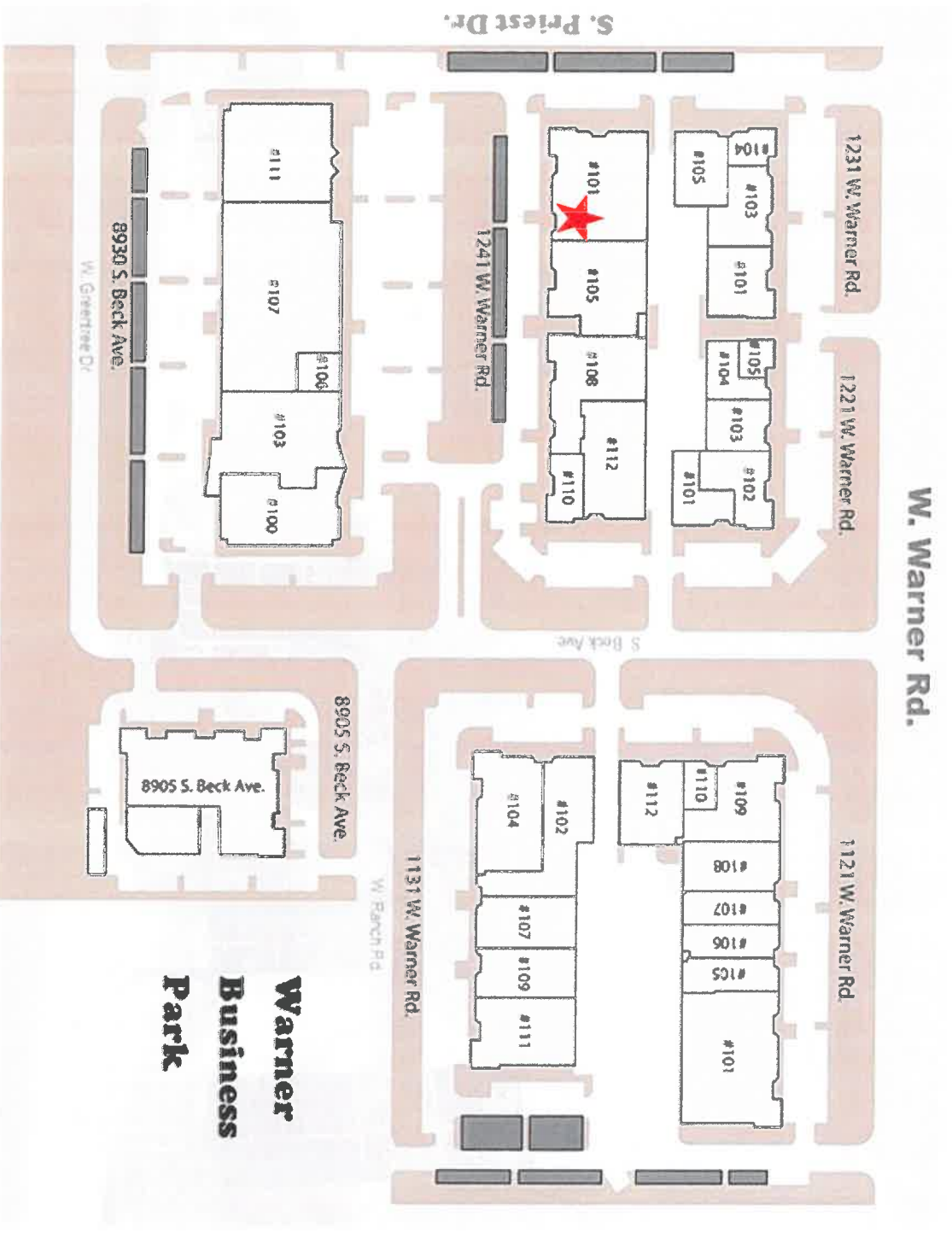
*The proposed use will be indistinguishable from other office uses in the Warner Business Park and its location in the GID is appropriate. As noted in the operational detail, the site is adequately parked and the approximately 40 students and staff will arrive and depart during normal business hours.*

**5. The use will not result in any disruptive behavior which may create a nuisance to the surrounding area or general public.**

*All educational classroom and training activities will take place in an enclosed building. Accordingly, there will be no behavior that will be disruptive to the surrounding area or general public.*

### **Conclusion**

This request, if approved, will provide for the relocation of a thriving business from the City of Chandler to the City of Tempe. This supports the General Plan 2040 Principle of "Increased Economic Vitality" by attracting new jobs to Tempe. Moreover, providing educational opportunities is a critical component of economic vitality in that it provides business and government with a skilled workforce. The applicant, on behalf of the Property Owner and Unitek EMT respectfully requests approval of this Use Permit.



W. Warner Rd.

1231 W. Warner Rd.

1221 W. Warner Rd.

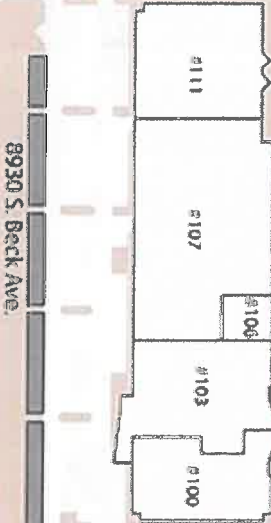
1121 W. Warner Rd.

S. Priest Dr.

1241 W. Warner Rd.

S Beck Ave.

8930 S. Beck Ave.

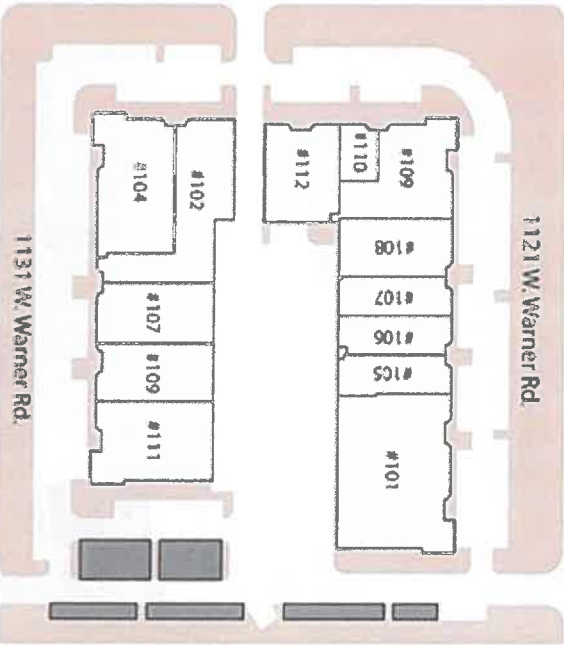


8905 S. Beck Ave.

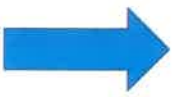


W. Ranch Rd.

1131 W. Warner Rd.



**Warner  
Business  
Park**



North

# Unitek EMT- Proposed Floorplan



1 FLOOR PLAN  
A2 SCALE: 1/8" = 1'-0" N

Classroom and Office Space: 7,396 square feet.



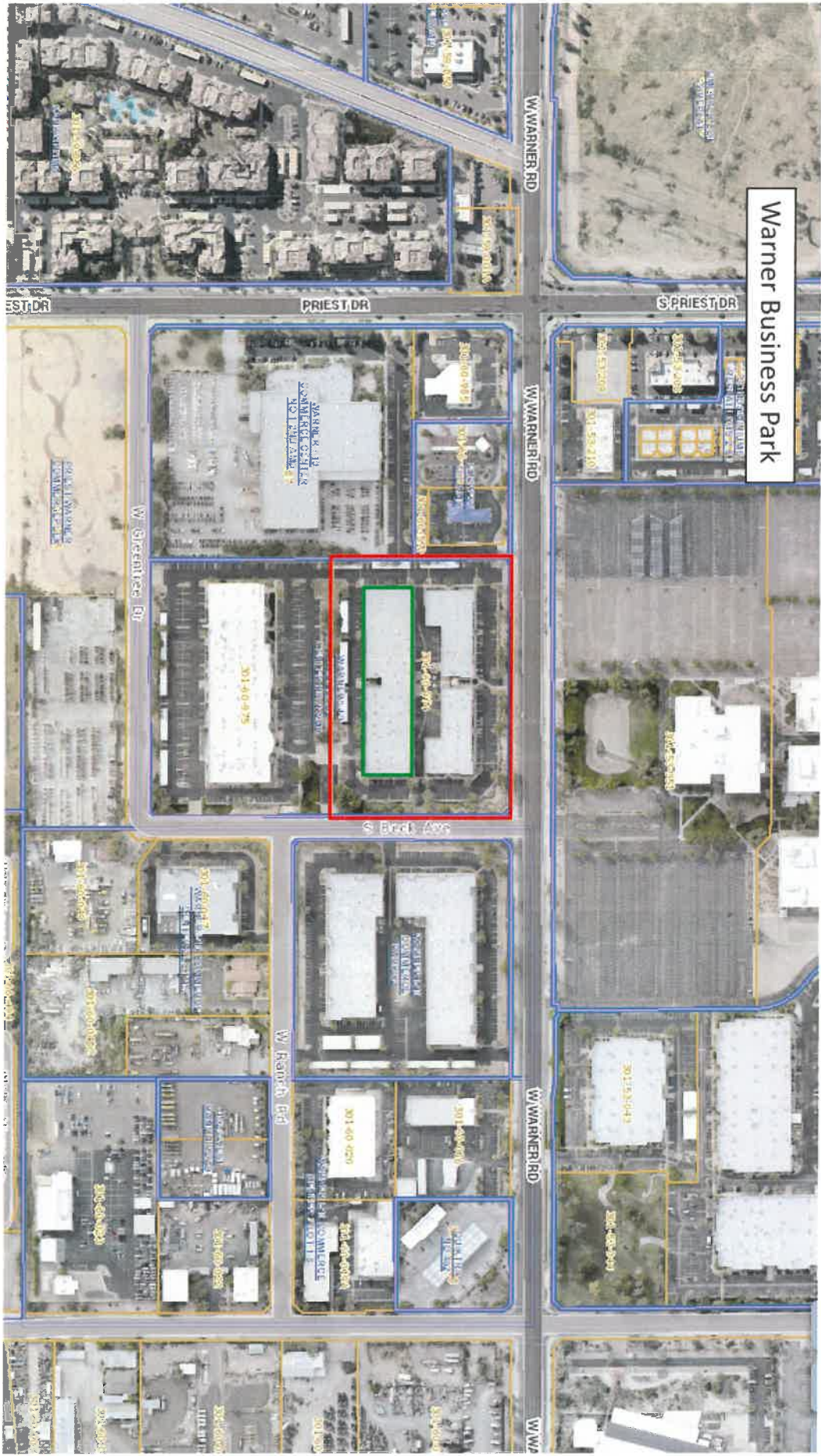


# Unitek EMT Use Permit Application

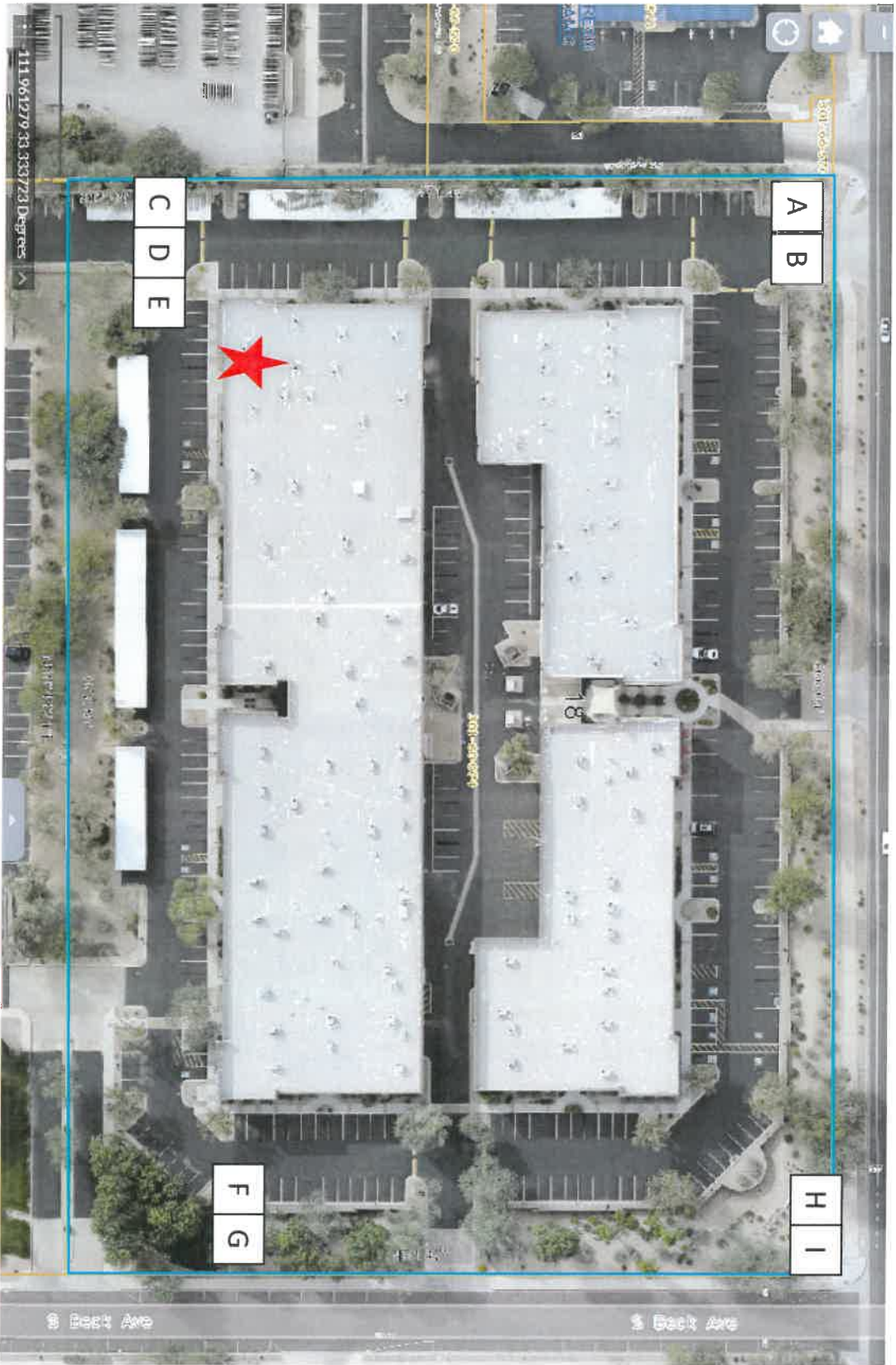
Site Photographs

January 13, 2020

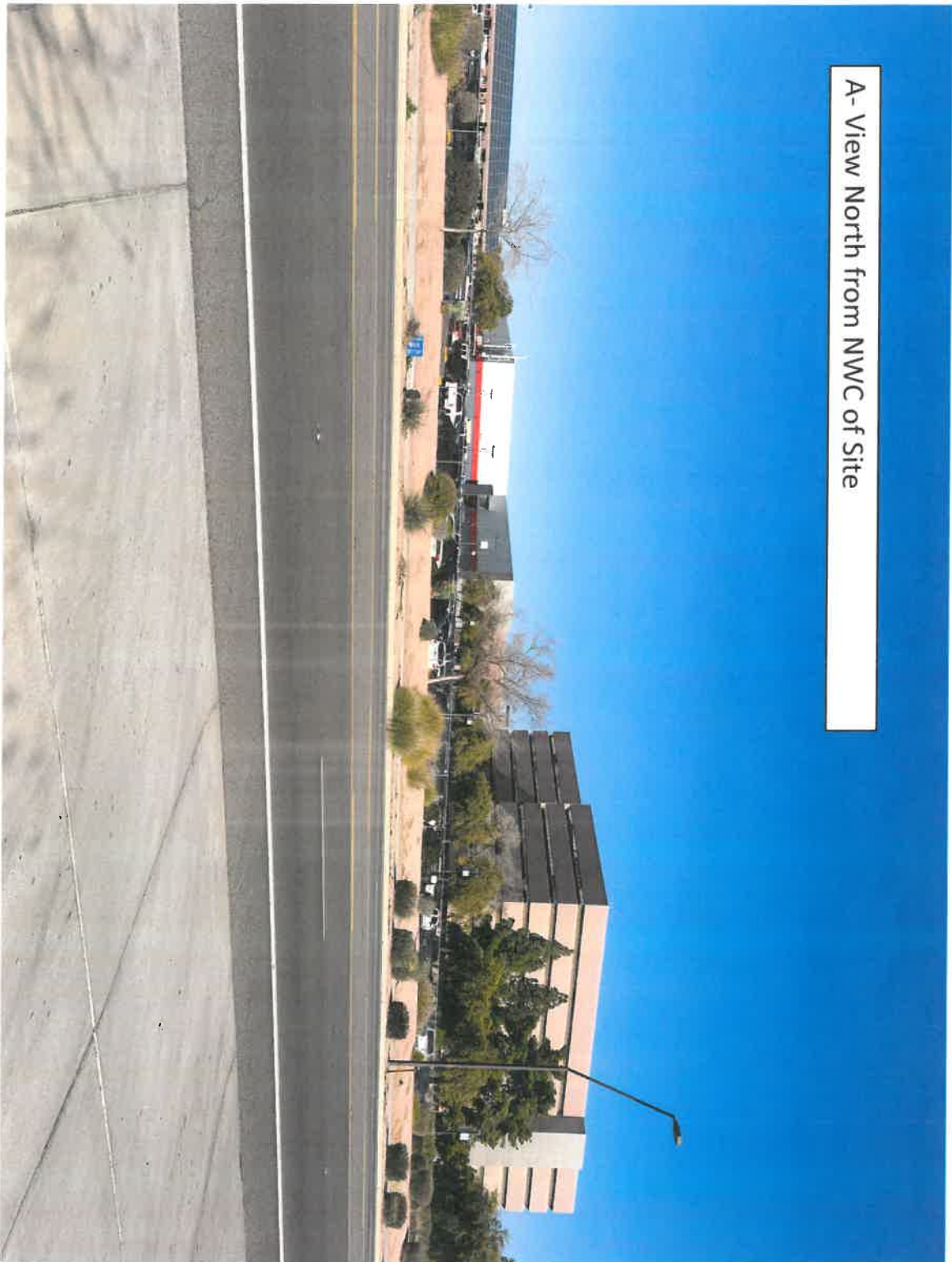
Warner Business Park



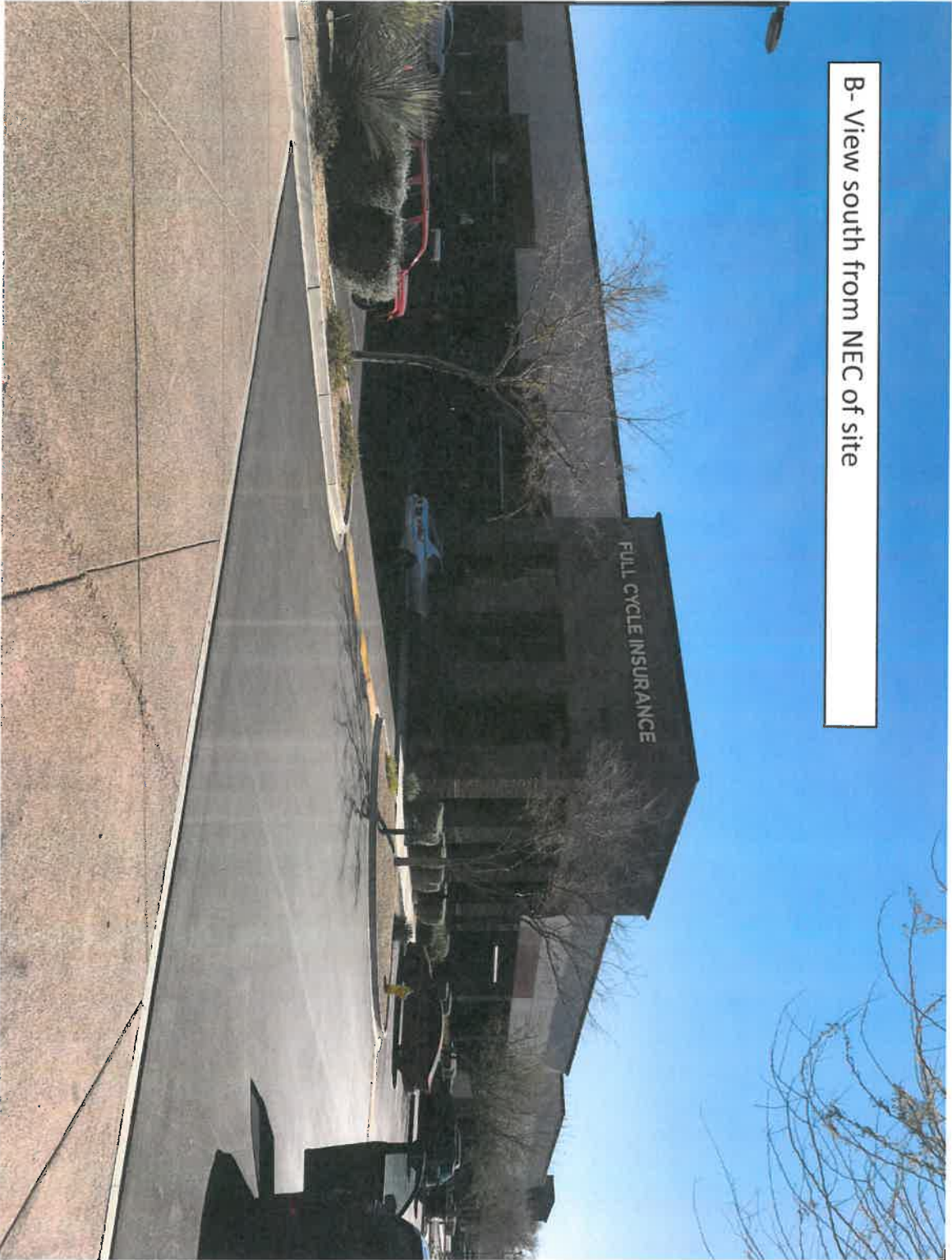




A- View North from NWC of Site

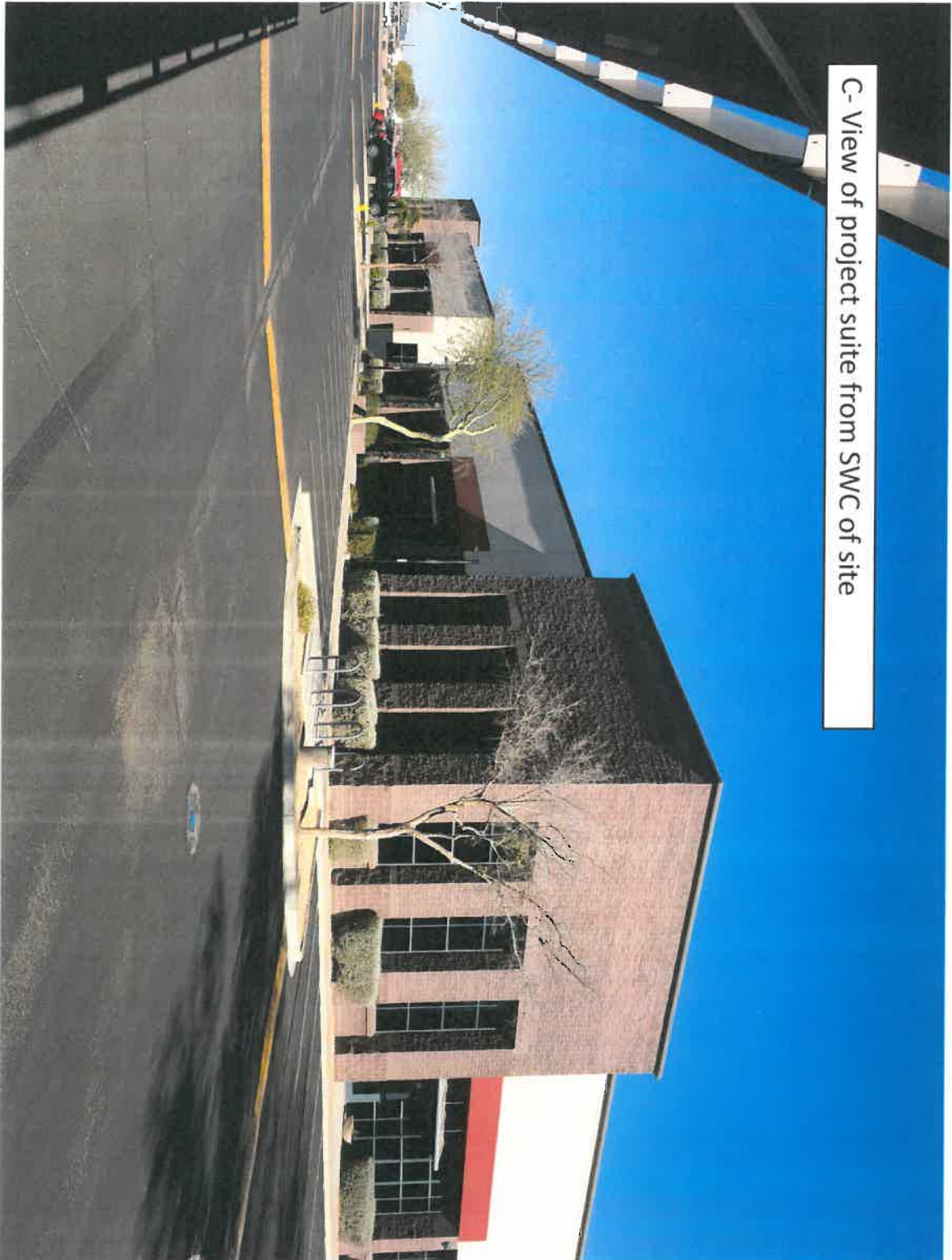


B- View south from NEC of site

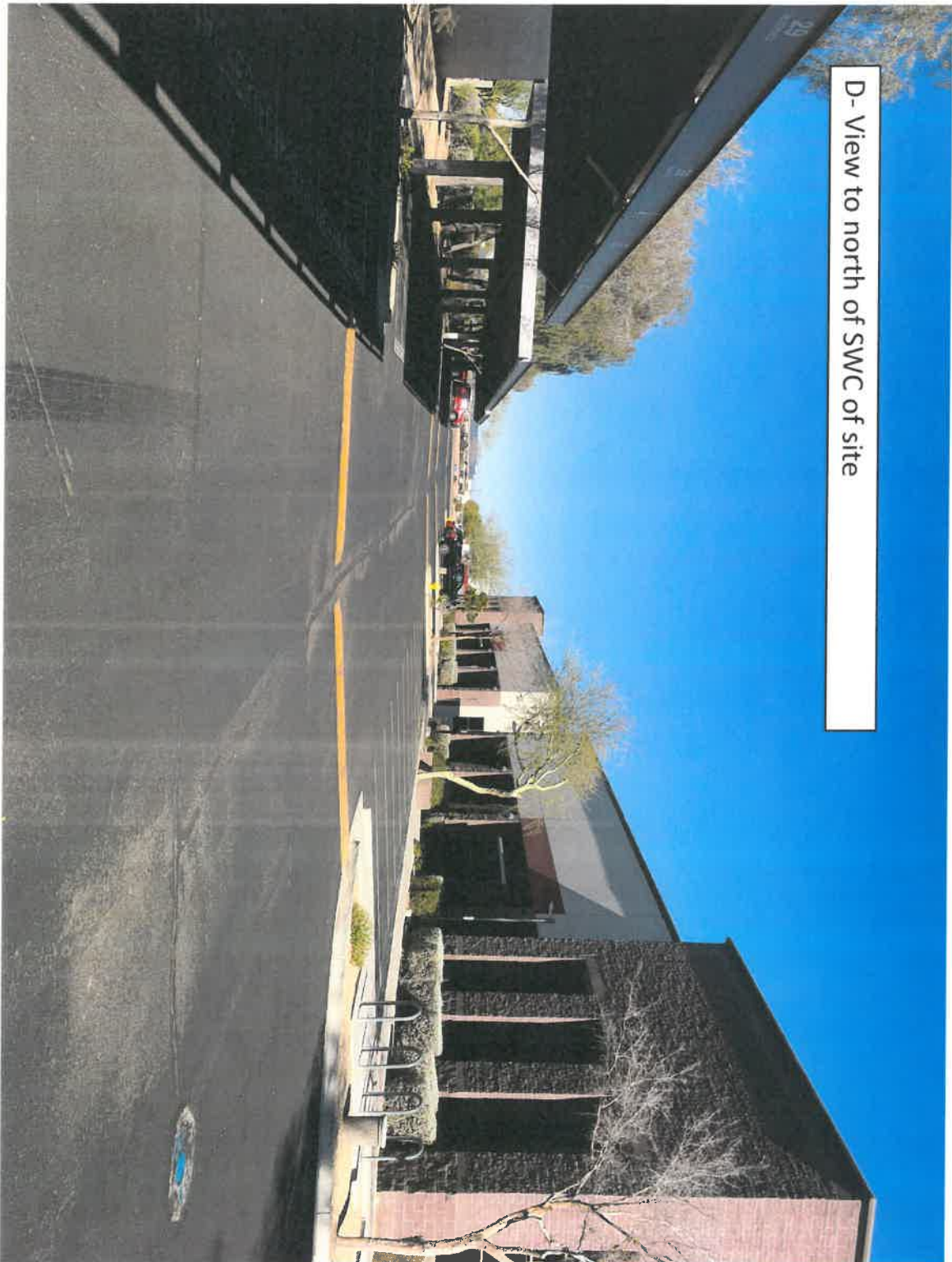




C- View of project suite from SWC of site

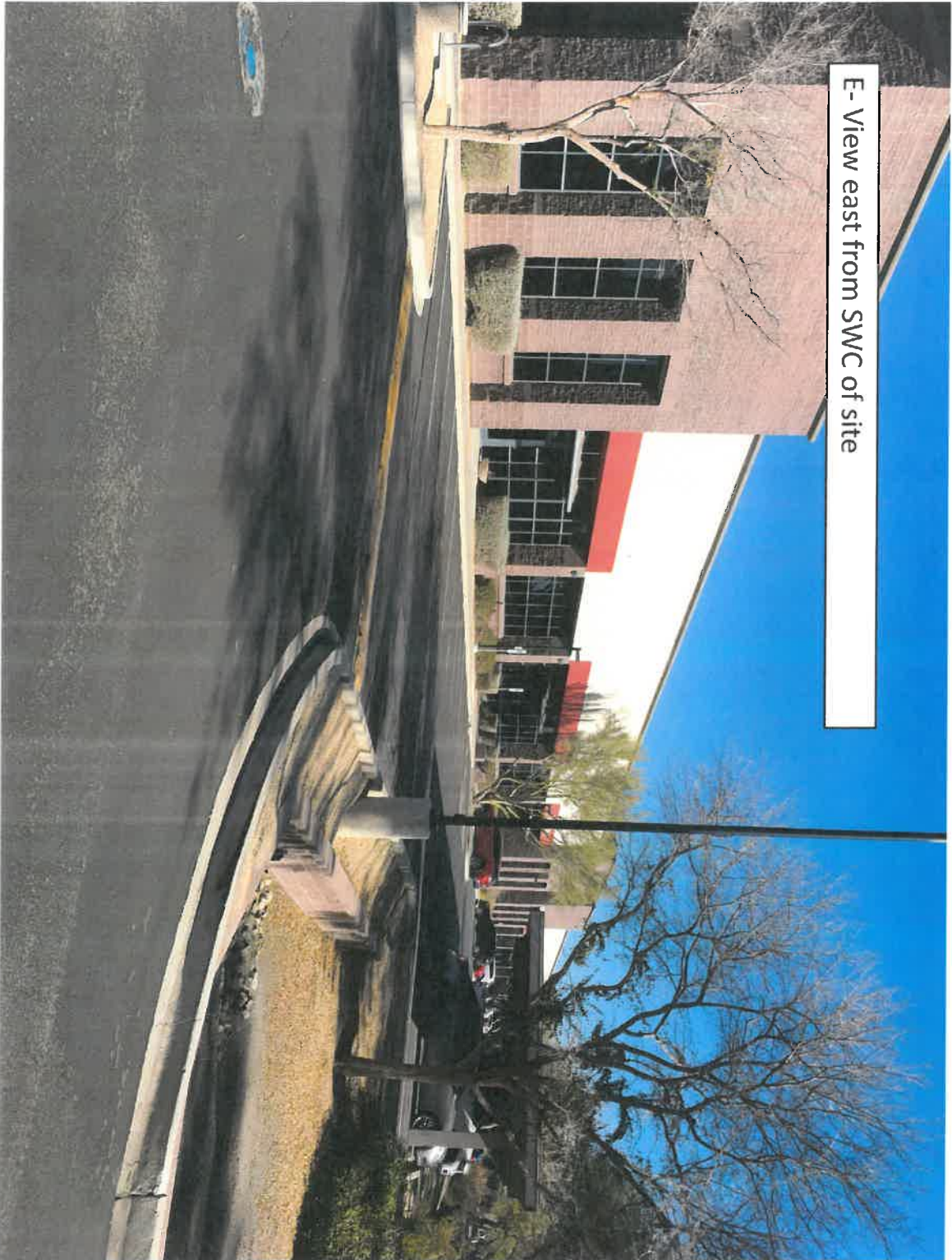


D- View to north of SWC of site

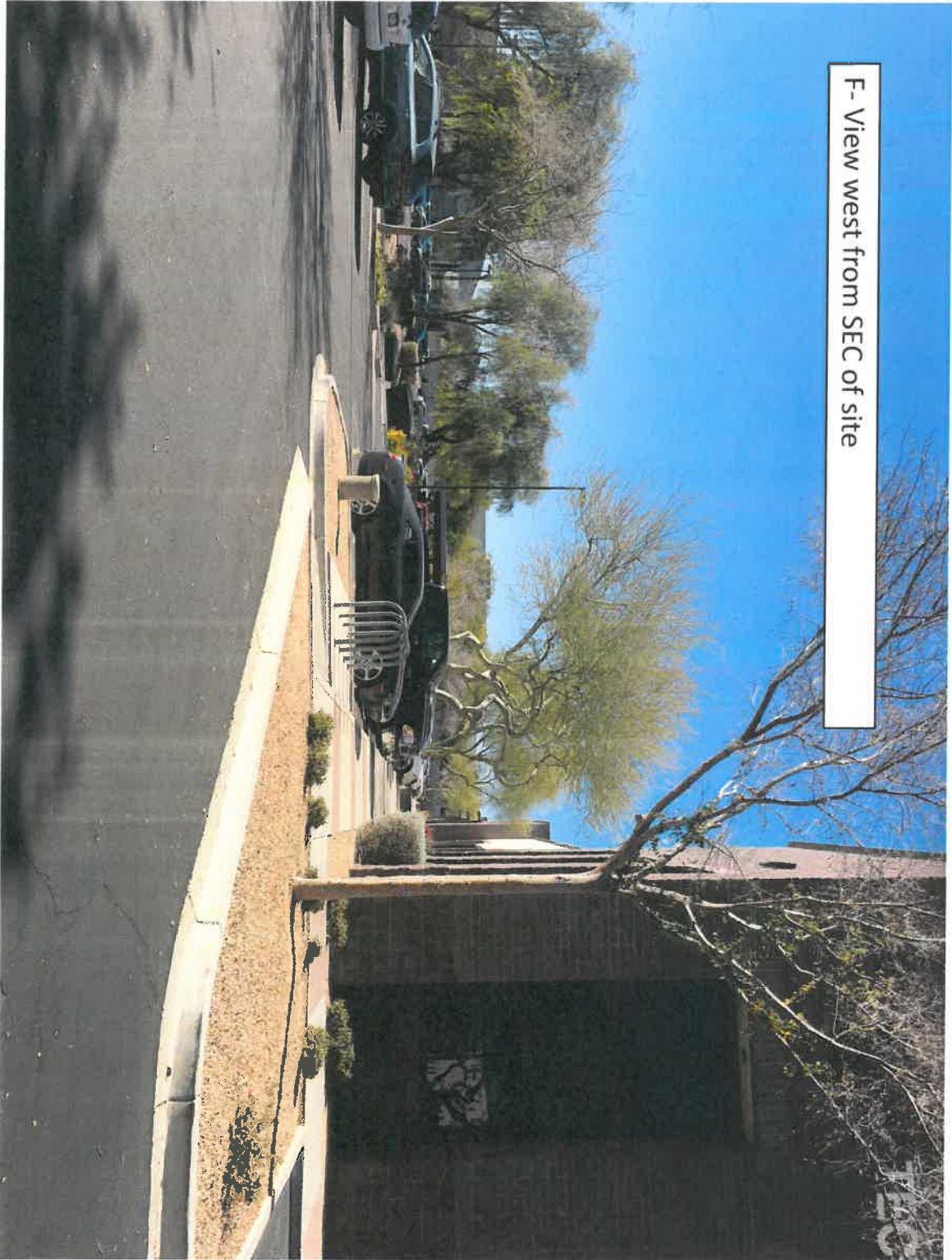




E- View east from SWC of site

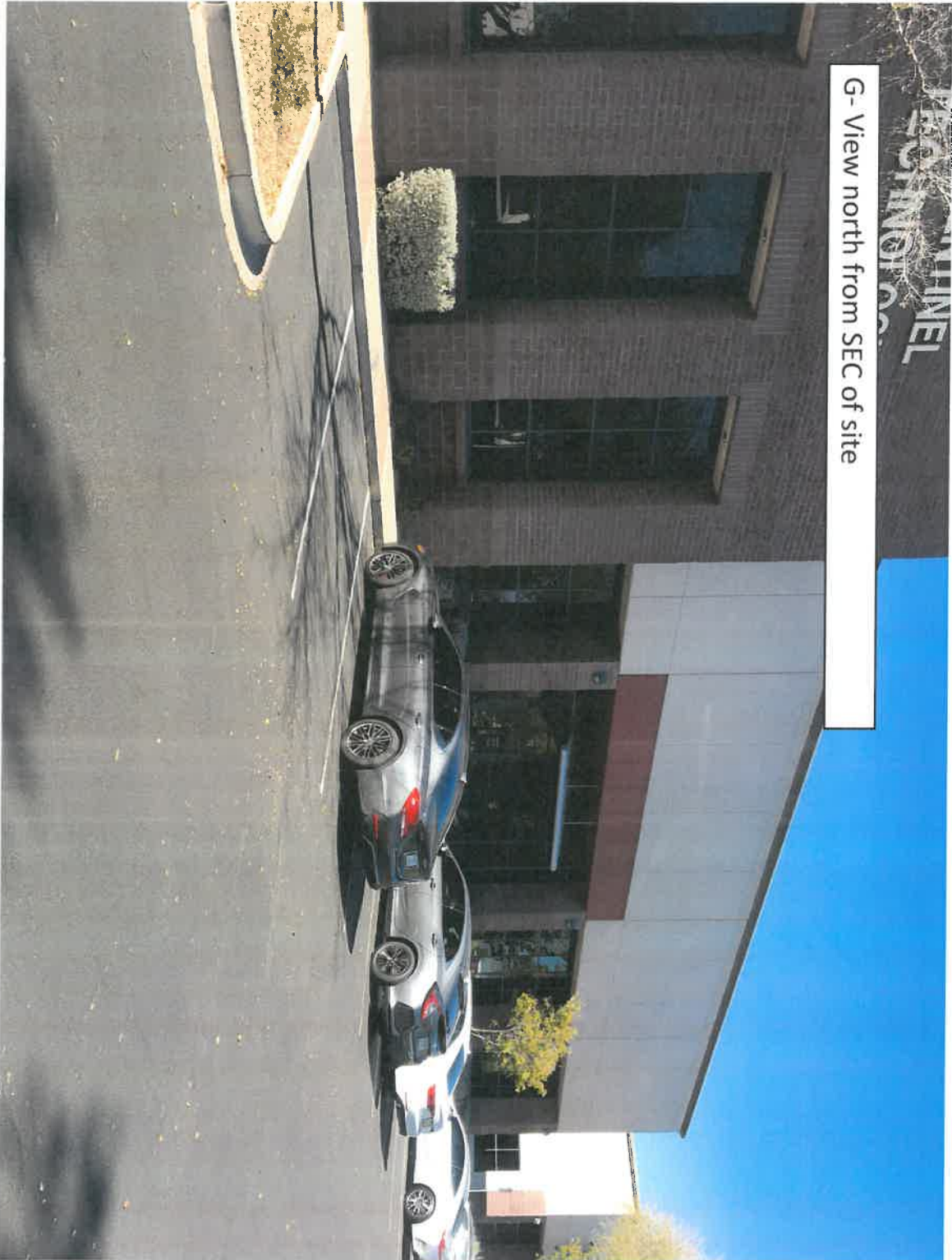


F- View west from SEC of site



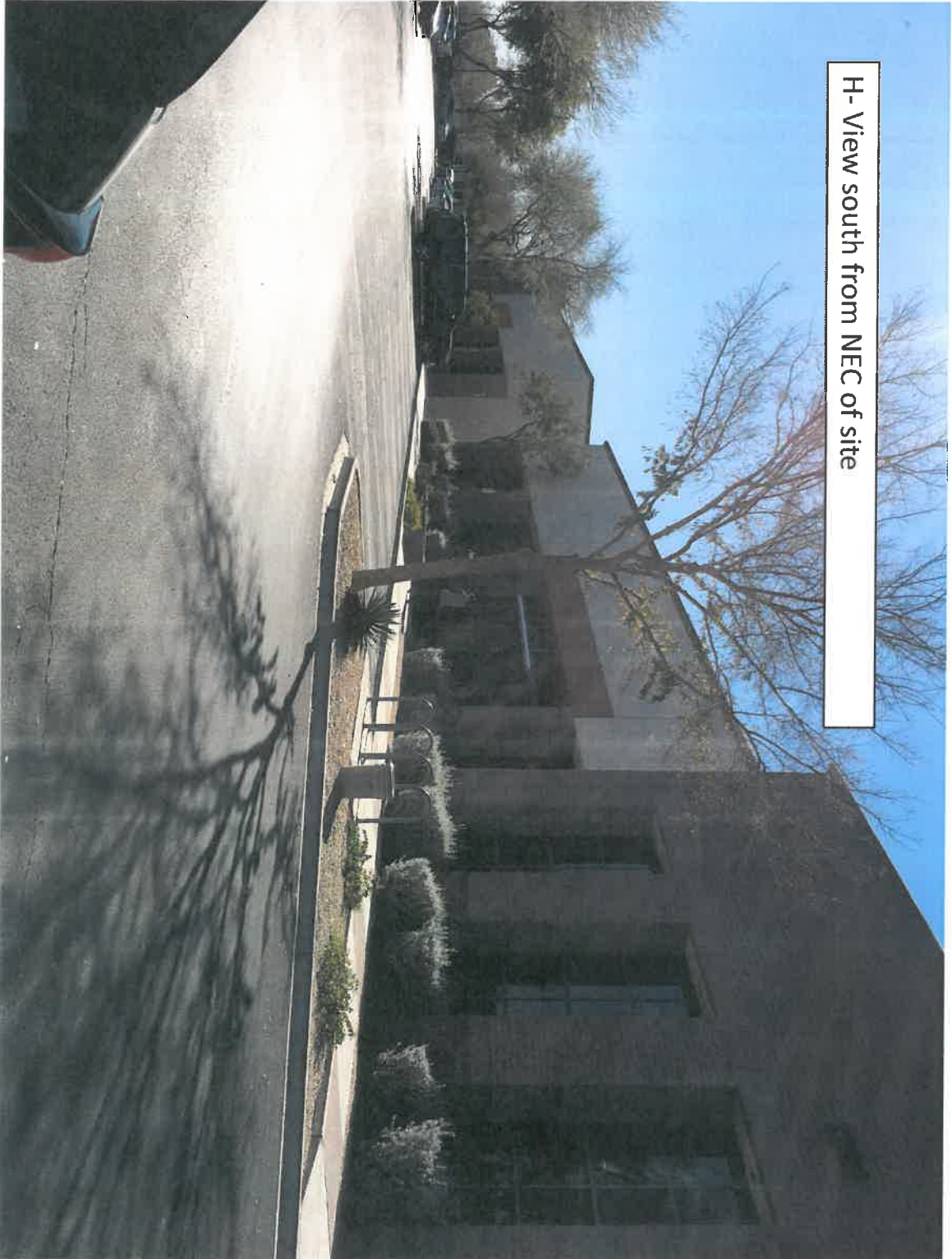


G- View north from SEC of site





H - View south from NEC of site



I- View west from NEC of site

