



**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 8/25/2020
Agenda Item: 5**

ACTION: Request a Use Permit to increase the maximum wall height in the required front yard building setback from four (4) feet to six (6) feet for **UNITED METAL PRODUCTS**, located at 1842 East Encanto Drive. The Applicant is Peter Kinkel of United Metal Products. **(PL190301)**

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: UNITED METAL PRODUCTS (PL190301) is proposing to increase the maximum wall height in the required front yard building setback from four (4) feet to six (6) feet on Lot 2 of the Normal Junction Industrial District No 1 subdivision, located on the north side of East Encanto Drive in the GID, General Industrial District zoning district. The request includes the following:

ZUP200032 Use Permit to increase the maximum wall height in the required front yard building setback from four (4) feet to six (6) feet

	Property Owner	1842 Properties LLC
	Applicant	Peter Kinkel
	Zoning District(s)	GID
	Site Area	66,168 s.f.
	Building Area	30,086 s.f.
	Lot Coverage	45.5%
	Landscape Area	4.4% (10% minimum required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Robbie Aaron, (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 request is to increase the allowable height of a wall in the front yard setback from four (4) feet to six (6) feet along the Encanto Drive frontage. The additional wall height is intended to provide more screening of storage as well as additional security for the property. A Use Permit to allow a six (6) foot wall in the front yard setback was approved for the property located at 1858 East Encanto Drive.

PUBLIC INPUT

To date staff has received no public input.

USE PERMIT

The proposal requires a Use Permit to increase the maximum wall height in the required front yard building setback from four (4) feet to six (6) feet for a metal parts assembly facility 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 wall height increase will not increase vehicular or pedestrian traffic beyond what already exists to and from the site.
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 wall height increase will not generate emissions greater than ambient conditions that would otherwise case a nuisance to the neighborhood.
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 additional wall height will provide additional security and screening along Encanto Drive and is expected to add value to the property. A Development Plan Review must also be approved by staff for the design of the fence.
4. *Compatibility with existing surrounding structures and uses*; There are several other properties in the area with a similar height wall or fence. A Use Permit to allow a six (6) foot wall in the front yard setback was approved for the property located at 1858 East Encanto Drive.
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 intent of this proposed design is to assist with security and potential disruptive behavior on the 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, 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 the building plan check process.

3. **A Minor Development Plan Review is required for the proposed modification to the site and landscape, if applicable. Specifically, provide design enhancement to the proposed street fronting wall by incorporating openings, transparent materials, or varying height/materials, for natural surveillance.**

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 United Metal Products 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.

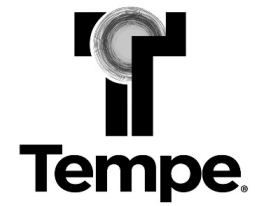
All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained, or the Use Permit is void.

HISTORY & FACTS:

1984 Building Permit issued for an Industrial Building.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 3-102 Permitted Uses in Residential Districts
Section 4-706 Screens, Walls and Access Control Landscapes
Section 6-308 Use Permit



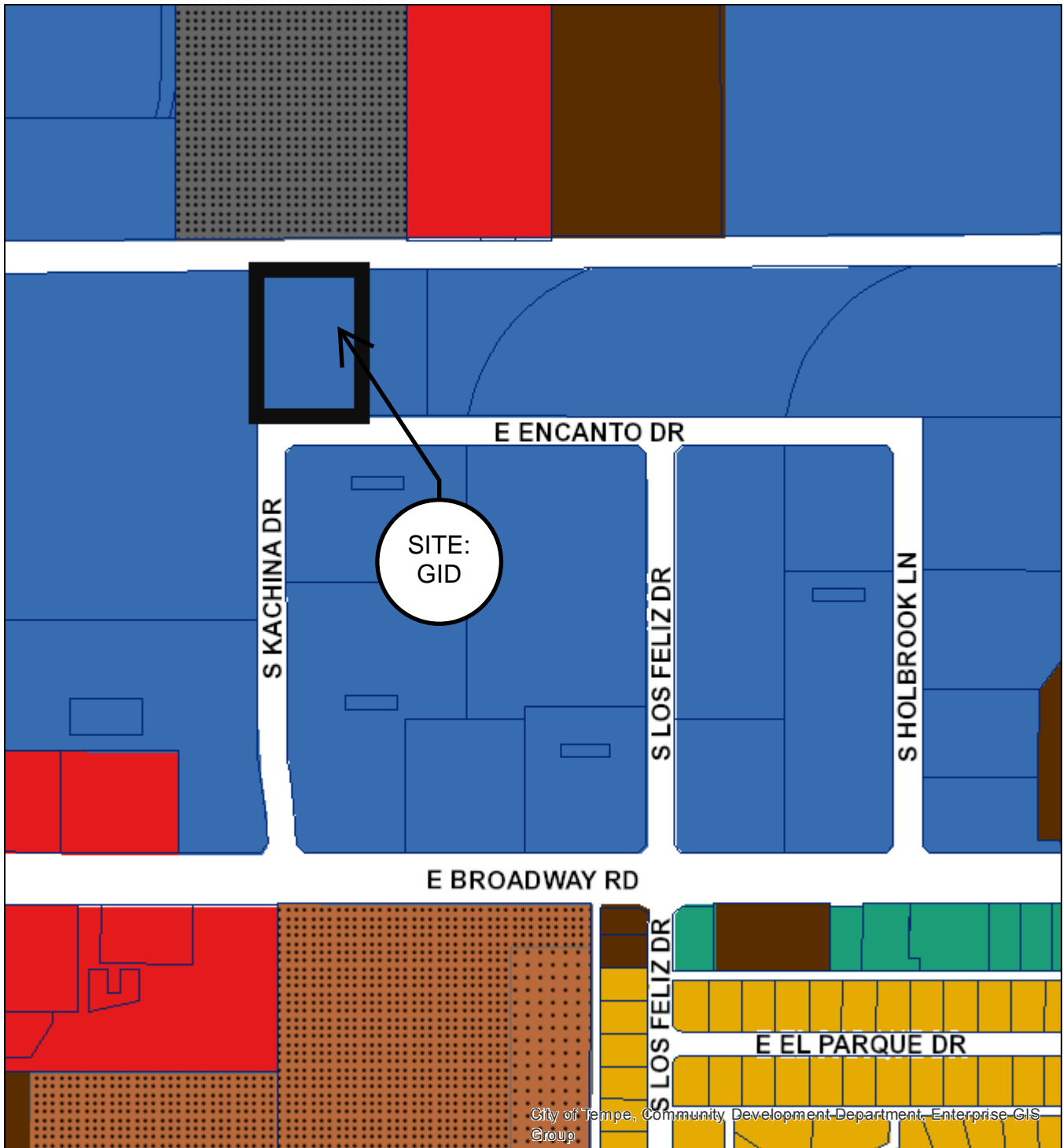
DEVELOPMENT PROJECT FILE
for
UNITED METAL PRODUCTS
(PL190301)









ATTACHMENTS:

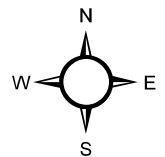
1. Location Map
2. Aerial
3. Letter of Explanation
4. Site Plan
6. Elevations
7. Material Samples
- 8-16. Site Context Photos

United Metal Products

PL190301



- | | |
|--|--|
|  General Industrial District (GID) |  Single-Family Residential (R1-6) |
|  Mixed Use High (MU-4) |  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) |





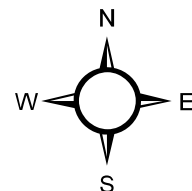
Tempe

PL190301

United Metal Products



Aerial Map



July 8, 2020

Re: United Metal Products Site Wall
1842 E Encanto Dr, Tempe AZ 85281
APN 133-05-006

The applicant, United Metal Products, is requesting a Use Permit to construct a six(6) foot tall wall with rolling gates within the front setback of the property to replace the existing four (4) foot tall screen wall and rolling gates. The request for the site wall is for security concerns and to screen the storage operations. Both adjacent properties currently have 8' tall site walls for this purpose. There have been numerous complaints to the police department due to vagrant trespassers. With the eventual construction of the railroad pedestrian overpass, the problem is expected to increase.

The facility will open five days a week, from 7 am until 5 pm, Monday through Friday. This production facility functions as a metal parts assembly facility for very large HVAC units in conjunction with the adjoining parcel. The east adjacent property, APN 133-05-007, is also owned by United Metal Products and has parking spaces for use by this property. To the north is railroad right of way and beyond that a multi-family residential complex. To the west is a lumber wholesale facility. To the south is a computer technology sales facility. The existing building is approximately 30,086 sf, 21 feet tall single story. The building is a single occupant.

Access to the site is mostly by car and bicycle, along with truck deliveries of materials. Broadway Road and McClintock Drive are the nearest major thoroughfares. Encanto Drive and Kachina Drive..

There are no nuisances arising from the facility or its operation that exceed the level of ambient conditions. This is a manufacturing operation that is conducted completely within the interior of the suite. There are no outdoor activities other than storage in preparation for shipping..

The applicant is operating three other facilities currently in Tempe. They have never had any neighborhood complaints or calls for service at their other locations. As a manufacturing operation it is compatible with the objectives of the General Plan.

The overall size of the structure is compatible with the general scale and size of adjacent industrial structures.

Sincerely,



Kenneth R. Eller, Reg. Arch.
Managing Principal of the Firm

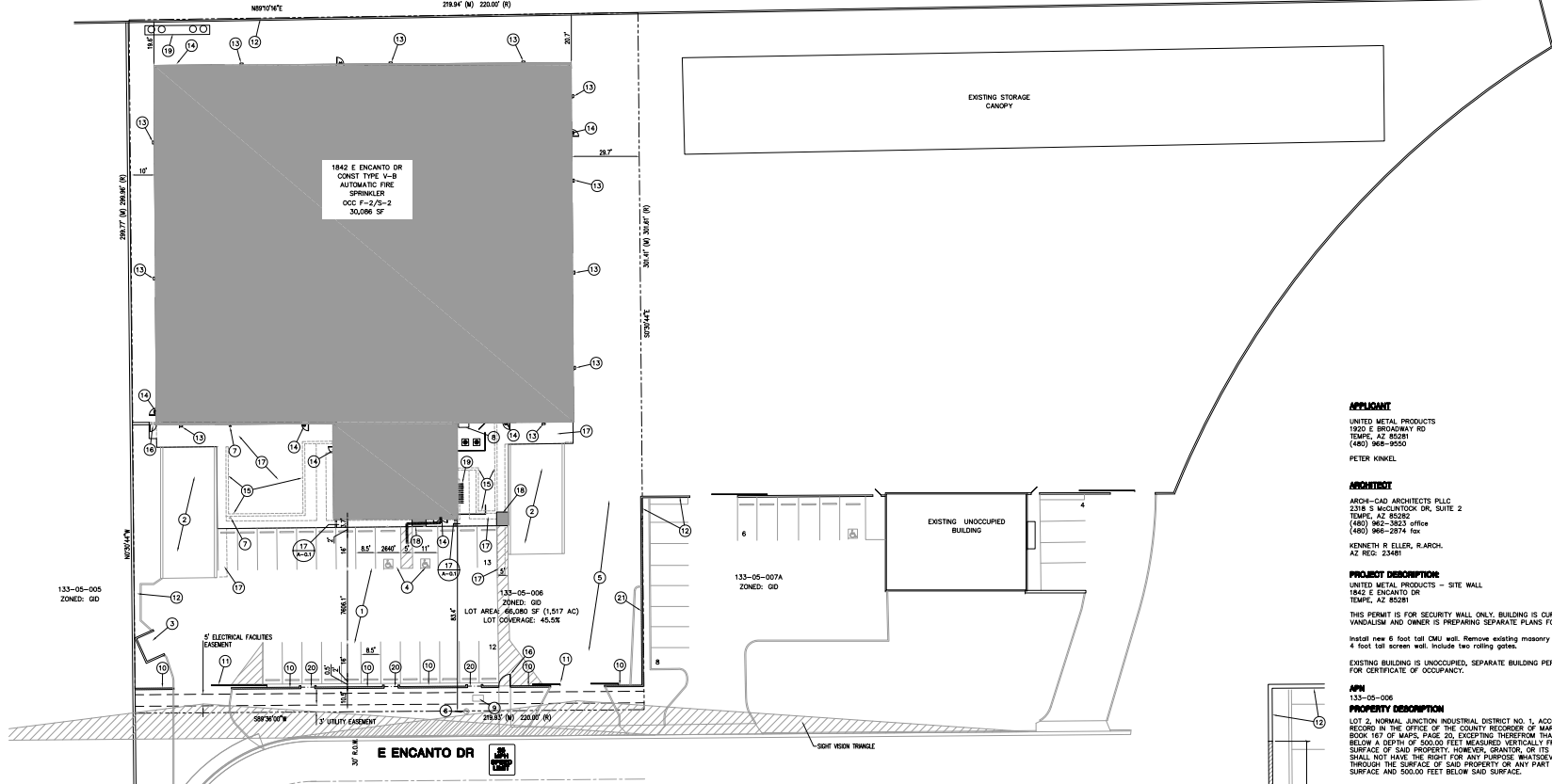


Expires: 9/30/20

cc Peter Kinkel, United Metal Products

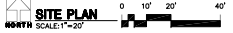
SOUTHERN PACIFIC RAILROAD R.O.W.

1891214/TE 29834' (N) 220.07' (E)



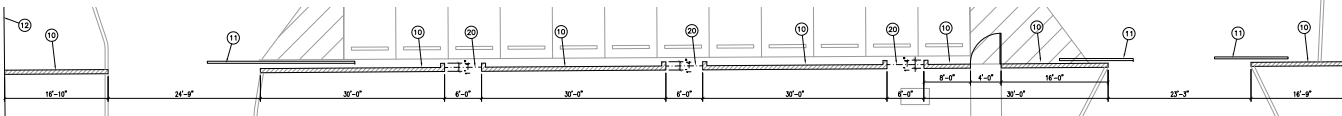
1842 E ENCANTO DR
CONCRETE TYPE V-B
AUTOMATIC FIRE
SPRINKLER
OCC F-2/S-2
30,086 SF

133-05-006
ZONED: GD
LOT AREA: 66,080 SF (1,517 AC)
LOT COVERAGE: 45.5%



SITE PLAN
SCALE: 1" = 20'

- GENERAL NOTES**
- CITY INSPECTOR WILL CHECK ALL EXISTING BUILDING AND PARKING LOT LIGHTS. ALL EXTERIOR LIGHTS SHALL BE IN GOOD WORKING ORDER. ALL DAMAGED LIGHTS OR DETERIORATED LIGHTS SHALL BE REPLACED. IF NEW LIGHTS ARE NEEDED UNDER SCOPE OF WORK, PLEASE INCLUDE CUT SHEETS ON THE CONSTRUCTION PLANS. (IF APPLICABLE)
 - ALL NEW DOORS SHALL REQUIRE 0.0 FOOT CANDLES AT DOORS.
 - NEW BIKE RACKS REQUIRE 2.0 FOOT CANDLES AT BIKE RACK LOCATIONS.
 - CITY INSPECTOR WILL CHECK ALL LANDSCAPING ON SITE. REPLACE ALL DEAD AND MISSING LANDSCAPE ALONG STREET, PARKING LOT AND SITE ADJOINING THIS BUILDING.



WALL DIMENSION PLAN
SCALE: 1/4" = 1'-0"

NOTES

- EXISTING ASPHALT PARKING SPACES AND DRIVE ASPIRES.
- EXISTING TRUCK WELL, DRYWELL, AND LOADING DOOR.
- EXISTING MASONRY TRASH ENCLOSURE.
- MIN. ACCESSIBLE PARKING SPACE WITH ACCESS AISLE AND SIGNS AT HEADS OF SPACES.
- EXISTING ELECTRICAL LIGHTS.
- EXISTING FIRE HYDRANT.
- DELETED FIRE DEPT HOSE CONNECTION.
- EXISTING ELECTRICAL SERVICE ENTRANCE.
- EXISTING ELECTRIC TRANSFORMER.
- EXISTING 4" TALL STUCCO/CMU SCREEN WALL TO BE REMOVED. INSTALL NEW 6" TALL CMU AND STUCCO WALL. SEE ELEVATION A/A-1 AND STRUCTURAL PLANS.
- EXISTING 24" WIDE WROUGHT IRON ROLLING GATE.
- EXISTING 8" TALL CMU SITE WALL.
- WALL MOUNTED AREA LIGHT.
- EGRESS LIGHT.
- REMOVE EXISTING 8" WALL STUCCO/CMU WALL. SEE NOTE 7 FOR LOCATION OF FIRE DEPT HOSE CONNECTION.
- NEW 36" WIDE WROUGHT IRON GATE. SEE DET. 7/A-1.
- REMOVE AND REPLACE ALL CONCRETE SLABS. REPLACE WITH NEW 6" THK CONCRETE SLAB ON GRADE. FINISH WITH ASPHALT PAVING. 1% SLOPE AWAY FROM BUILDING. SEE STRUCTURAL PLANS AND ELEVATION B/B-1.
- NEW DOWNHILL RAMP. MAX 1:12 SLOPE. MAX 2% CROSS SLOPE. LIGHT BROOM FINISH.
- BIKE RACK.
- NEW PERFORATED SCREEN FENCE PANEL, 6' LONG, 8" TALL. SEE SHEET B-1.
- EXISTING 4" TALL STUCCO/CMU SCREEN WALL TO BE REMOVED. INSTALL NEW 6" TALL CMU AND STUCCO WALL. SEE ELEVATION B/B-1 AND STRUCTURAL PLANS.

APPLICANT

UNITED METAL PRODUCTS
1822 E BROADWAY RD
TEMPE, AZ 85281
(480) 968-9550
PETER KINKEL

ARCHITECT

ARCH-CAD ARCHITECTS PLLC
2316 S MCCLINTOCK DR, SUITE 2
TEMPE, AZ 85285
(480) 962-3823 office
(480) 966-2874 fax
KENNETH R ELLER, R.ARCH.
AZ REG. 23481

PROJECT DESCRIPTION

UNITED METAL PRODUCTS - SITE WALL
1842 E ENCANTO DR
TEMPE, AZ 85281

THIS PERMIT IS FOR SECURITY WALL ONLY. BUILDING IS CURRENTLY SUBJECT TO VANDALISM AND OWNER IS PREPARING SEPARATE PLANS FOR OCCUPANCY.
Install new 6 foot tall CMU wall. Remove existing masonry 8 foot tall screen wall. Include two rolling gates.
EXISTING BUILDING IS UNOCCUPIED. SEPARATE BUILDING PERMIT HAS BEEN SUBMITTED FOR CERTIFICATE OF OCCUPANCY.

APN

133-05-006

PROPERTY DESCRIPTION

LOT 2, AERIAL JUNCTION INDUSTRIAL DISTRICT NO. 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, BOOK 165 OF MAPS, PAGE 20, EXCEPTING THEREFROM THAT PORTION THEREOF BEING BELOW A DEPTH OF 300.00 FEET MEASURED VERTICALLY FROM THE CONTOUR OF THE SURFACE OF SAID PROPERTY, HEREON, GRANTOR, OR ITS SUCCESSORS AND ASSIGNEES, SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OF SAID PROPERTY OR ANY PART THEREOF LYING BETWEEN SAID SURFACE AND 500.00 FEET BELOW SAID SURFACE.

ZONING

EXISTING ZONING: GD

PARCEL AREA

PARCEL AREA (NET): 66,080.5 sq. ft. (1.517 AC)
PARCEL AREA (GROSS): 75,478.8 sq. ft. (1.733 AC)
LOT COVERAGE: 45.5%
EXISTING: 30,086/66,080.5 = 0.455 = 45.5%

LANDSCAPE

ON-SITE: 2,988/66,080.5 = 0.044 = 4.4%
RIGHT OF WAY: 1.910 SF

PARKING CALCULATION

AUTO	REQUIRED	33 SP*	MANUFACTURING @ 1/1000	27,839 sf = 28 SP
PROVIDED	43 SP**	WAREHOUSE @ 1/500+1/5000	2,247 sf = 5 SP	
BIKE	12	BIKE	30,086 sf = 4 SP	
PROVIDED	12	MANUFACTURING @ 1/10,000	30,086 sf = 4 SP	

CONSTRUCTION TYPE

V-B (AFES) AUTOMATIC FIRE SPRINKLER

OCCUPANCY TYPE

S-2 Electrical Motors, Metal Parts / F-2 Metal Products (fabrication and assembly)
WALL - U

BUILDING HEIGHT

MAX ALLOWABLE: 35' (ZONING)
EXISTING: 21'

BUILDING AREA

EXISTING: 30,086 SF GROSS (UNCHANGED)
ALLOWABLE:
ALLOWABLE (TABLE S06.2)
F-2 OCC 52,000 sf 3 STORY (607) (MOST RESTRICTIVE)

SPECIAL INSPECTIONS

MASONRY CONSTRUCTION
CONCRETE CONSTRUCTION (FOOTINGS)

DEFERRED SUBMITTALS

AUTOMATIC FIRE SPRINKLER SYSTEM
FIRE ALARM SYSTEM
ACCESS CONTROL

SIGNS AND SIGNAGE

Signs and Signage are not covered by this permit. Separate permit will be required.

APPLICABLE CODES

2018 INTERNATIONAL BUILDING CODE, as Amended
2018 INTERNATIONAL EXISTING BUILDING CODE, as Amended
2018 INTERNATIONAL FIRE CODE, as Amended
ICC/ANSI A 117.1 - 2008
Appendix A to 28 CFR Part 36 ADA Standards for Accessible Design (2010 ADAAG) revised September 15, 2010 by USDOJ
TEMPE BUILDING SAFETY ADMINISTRATIVE CODE (Section 8 of Tempe City Code)
TEMPE ZONING AND DEVELOPMENT CODE (ZDC)



VICINITY MAP
SCALE: 1" = 100'

CITY OF TEMPE USE ONLY

SITE WALL

United Metal Products

1842 E Encanto Dr

Site Plan

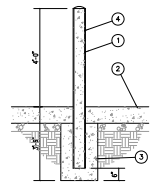
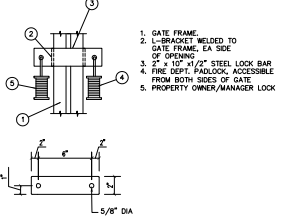
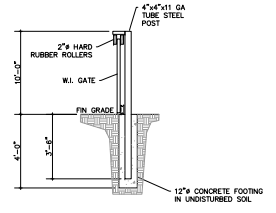
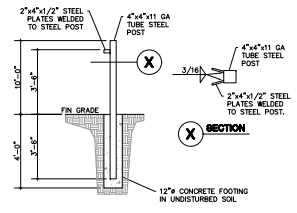
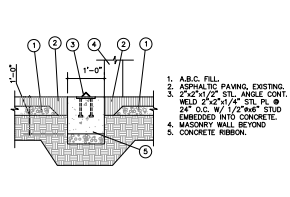
SHEET NUMBER

A-0

Archi-CAD ARCHITECTS, PLLC
2316 S McClintock Drive, Suite 2, Tempe, AZ 85282
PHO: 905-9888 • FAX: 905-9874 FAX • info@archicad.com

PROJECT	1818
DATE	7/18/20
REVISION	





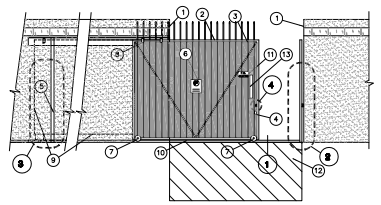
1 CONCRETE RIBBON

2 GATE RECEIVING POST

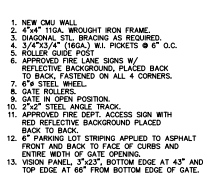
3 GATE ROLLER GUIDE POST

4 LOCK BAR LATCH

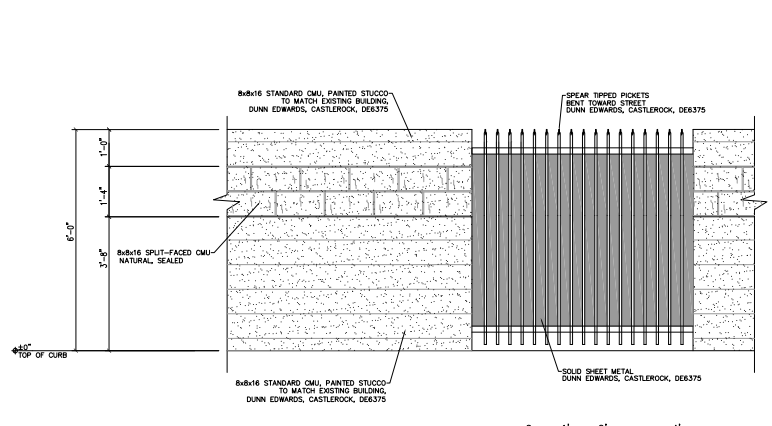
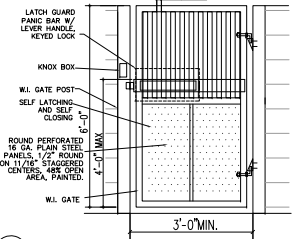
5 STEEL PIPE BOLLARD



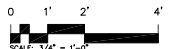
6 ROLLING GATE



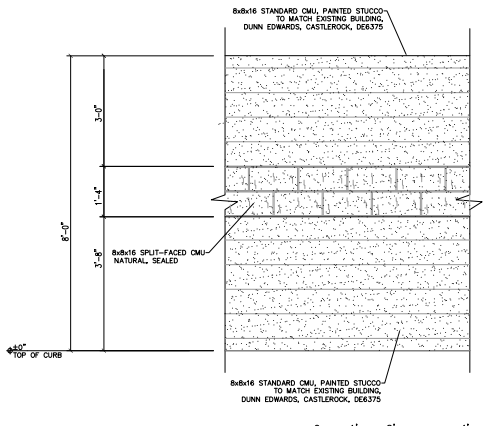
7 EXIT GATE



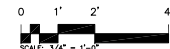
A WALL ELEVATION



NOTE: PAINT COLORS ARE APPROXIMATE MATCH TO CUSTOM COLORS OF EXISTING UNITED METAL PRODUCTS BUILDING.



B WALL ELEVATION



NOTE: PAINT COLORS ARE APPROXIMATE MATCH TO CUSTOM COLORS OF EXISTING UNITED METAL PRODUCTS BUILDING.

NOTES

- 6" DIA. ROUND PAINTED STEEL GUARD POST - CONCRETE FILLED.
- 6" DIA. ROUND CONC. BASE/FOOTING
- 1-4" ROUND CONC. BASE/FOOTING
- PAINT TRAFFIC YELLOW

NOTE: SEE SITE AND FLOOR PLANS FOR LOCATIONS.

SITE WALL

UNITED METAL PRODUCTS

1842 E Encanto Dr

Architectural Details

SHEET NUMBER **A-1**

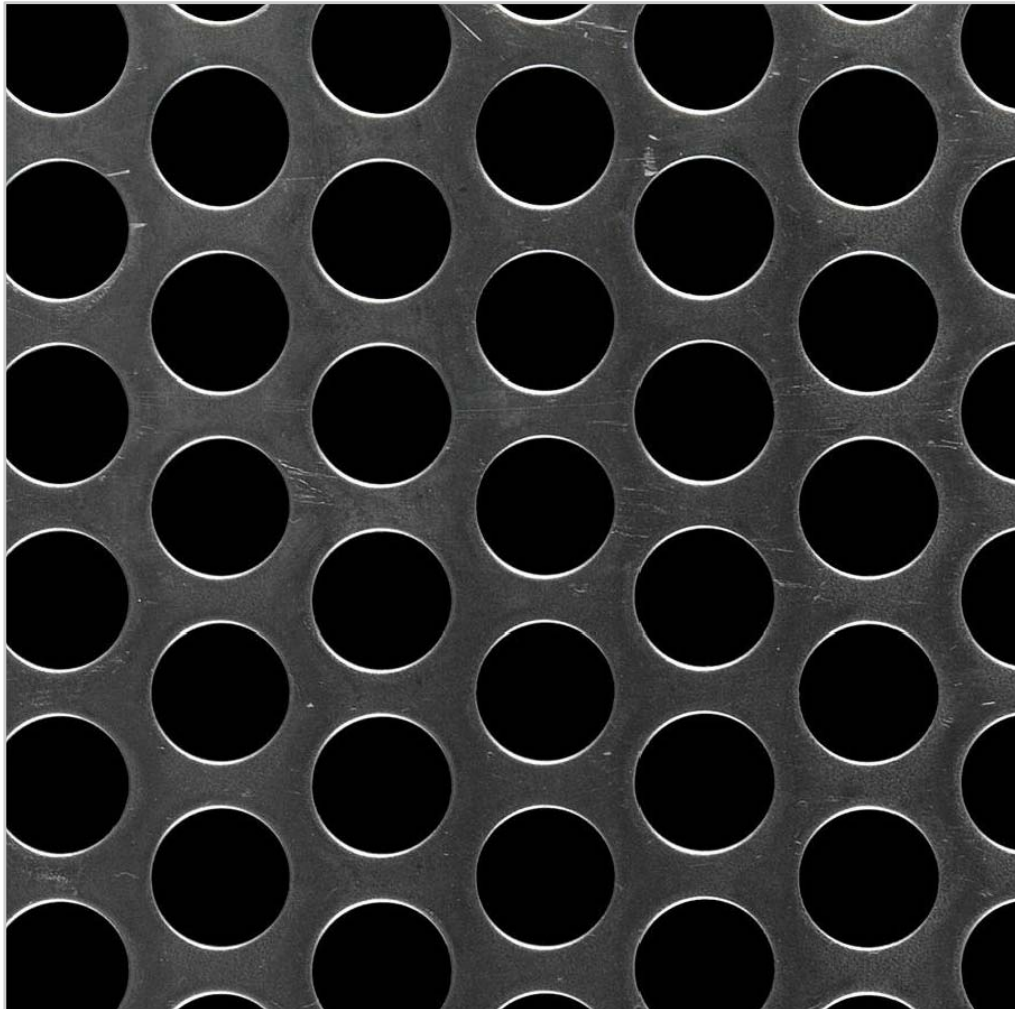
Archi-CAD
ARCHITECTS, PLLC

2318 S McClintock Drive, Suite 2, Tempe, AZ 85282
Phone 480-988-1144 • FAX 480-988-1144 • www.archicad.com

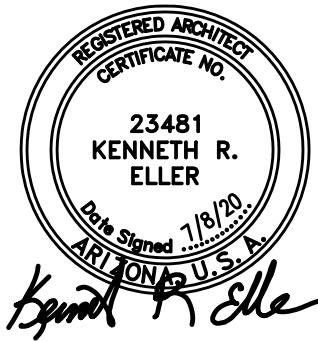
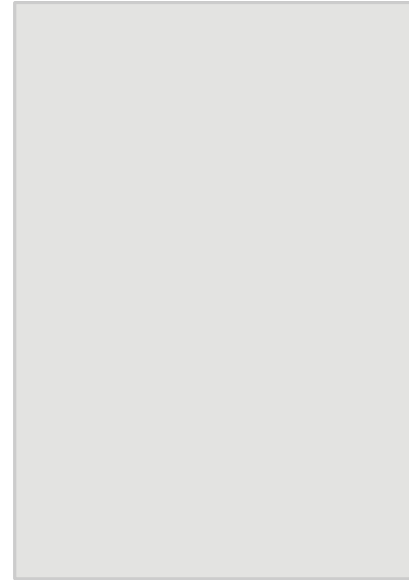
PROJECT 1818
DATE 7/18/20
REVISION

25481
KENTON E. ELLER
Kym E. Eller
Expires: 8/25/20

22ga SHEET METAL, PAINTED



COLD MORNING, DE6365



Expires: 9/30/20

CASTLEROCK, DE6375



SITE WALL

UNITED METAL PRODUCTS

1842 E Encanto Dr

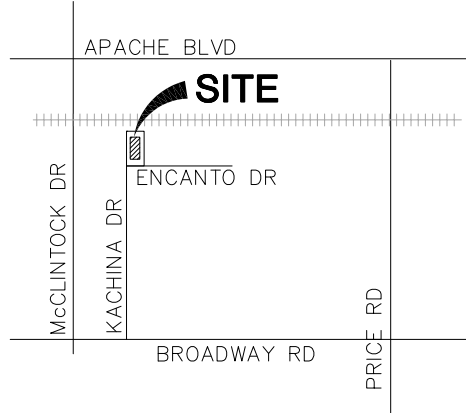
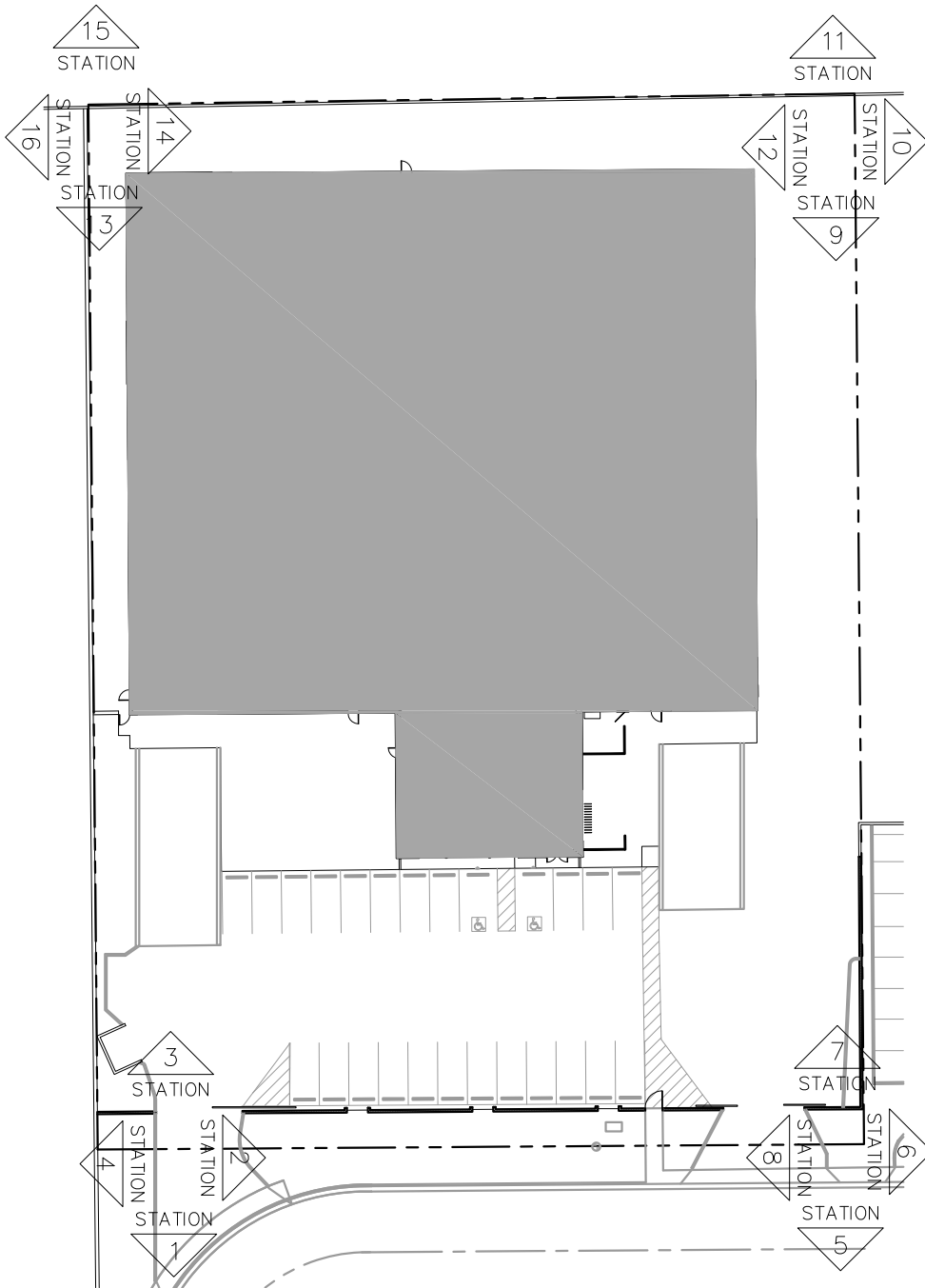
Materials

SHEET NUMBER **CB**

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 ARCHITECTS, PLLC
 3922 E University Dr E-6, Phoenix, AZ 85034
 (602) 498-3922 • (602) 414-0080 FAX • archicad@arccad.com

PROJECT	1918
DATE	7/8/20
REVISION	

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VICINITY MAP



SITE PLAN

SCALE: NTS



Kenneth R. Eller

ATTACHMENT 7 Expires: 9/30/20

SITE WALL

United Metal Products

1842 E Encanto Dr

Site Plan

SHEET NUMBER A-0

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PROJECT	1916
DATE	7/7/20
REVISION	

1842 E Encanto Dr
United Metal Products Site Wall



Station 1



Station 2

1842 E Encanto Dr
United Metal Products Site Wall



Station 3



Station 4

**1842 E Encanto Dr
United Metal Products Site Wall**



Station 5



Station 6

1842 E Encanto Dr
United Metal Products Site Wall



Station 7



Station 8

1842 E Encanto Dr
United Metal Products Site Wall



Station 9



Station 10

1842 E Encanto Dr
United Metal Products Site Wall



Station 11



Station 12

1842 E Encanto Dr
United Metal Products Site Wall



Station 13



Station 14

1842 E Encanto Dr
United Metal Products Site Wall



Station 15



Station 16