

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 2/9/2021  
Agenda Item: 3**

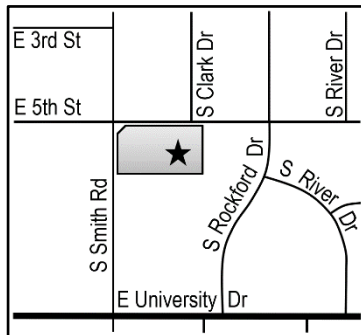
**ACTION:** Request a Use Permit to allow a gun shop for SONORAN ARMORY, LLC, located at 2011 East 5th Street, Suite No. 10. The applicant is Patrick Shriner.

**FISCAL IMPACT:** N/A

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

**BACKGROUND INFORMATION:** SONORAN ARMORY, LLC (PL200310) is proposing to sell firearms out of an existing gunsmithing services business in the Fifth Street Commerce Center, located on the southeast corner of East 5<sup>th</sup> Street and South Smith Road in the GID, General Industrial District. The business legally operates under a Type 07 Federal Firearms License that allows gunsmithing services and sales under federal law. The applicant is the sole employee and will operate by appointment only. The business anticipates approximately six (6) to twelve (12) clients a week at 30 minutes per appointment. The request includes the following:

ZUP210001 Use Permit to allow a gun shop.



Property Owner	Fifth Street Commerce Center, LLC
Applicant	Patrick Shriner, Sonoran Armory, LLC
Zoning District	GID
Site Area	180,412 s.f.
Building Area	65,051 s.f.
Suite Area	1,800 s.f.
Building Setbacks	302' front, 166' side, 58' street side, 153' rear
Vehicle Parking	No Change in Demand
Bicycle Parking	No Change in Demand
Hours of Operation	Appointment Only

**ATTACHMENTS:** Development Project File

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

Department Director: Shelly Seyler, Interim Community Development Director

Legal review by: N/A

Prepared by: Lee Jimenez, Senior Planner

Reviewed by: Steve Abrahamson, Principal Planner

## COMMENTS

The leased space is equipped with a 24/7 video surveillance system which sends automatic alerts to the business owner when motion is detected and is also protected by City permitted 24/7 alarm system consisting of motion detection, glass break, and door sensors that is all backed by battery and mobile LTE connection in the event the internet ceases to work. All firearms on the premise are secured in a foundation-bolted gun safe that is equipped with an alarm sensor. The door has also been modified for father safety and security with a double-braced steel cladding to deter break-ins.

## PUBLIC INPUT

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

## USE PERMIT

The proposed use requires a Use Permit to allow a gun shop in the GID, General Industrial District.

Section 6-308(E) Approval Criteria for Use Permits (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic*; the proposed use is not expected to generate more vehicular and pedestrian traffic than similar uses such as office which are allowed by right in the GID zoning district.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; all business activities will take place indoors and is therefore not expected to generate emissions that would otherwise cause a nuisance.
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 use is permitted, subject to a use permit, in the GID zoning district which is in concert with the designed land use of the City of Tempe General Plan 2040.
4. *Compatibility with existing surrounding structures and uses*; exterior modifications are not proposed and the proposed use is consistent with other industrial and office uses located within the industrial park and area.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; a security plan is in place which involves 24/7 video surveillance, 24/7 alarm sensors, and increased entry security.

## 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 only after all required Building Permits or Clearances, if required, have been obtained and the required inspections have been completed, and a Final Inspection has been passed.
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. The applicant shall contact the City of Tempe Crime Prevention Unit within 30 days of this approval to schedule and complete a site inspection to determine if a security plan is required to operate the business. Contact 480-858-6409 before March 11, 2021.

**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 [Business Name] 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:**

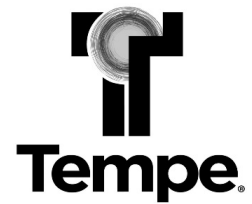
None pertinent to this request.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 3-302 Permitted Uses in Office/Industrial Districts

Section 6-308 Use Permit

Section 6-313 Security Plan



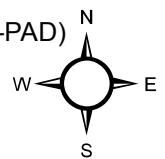
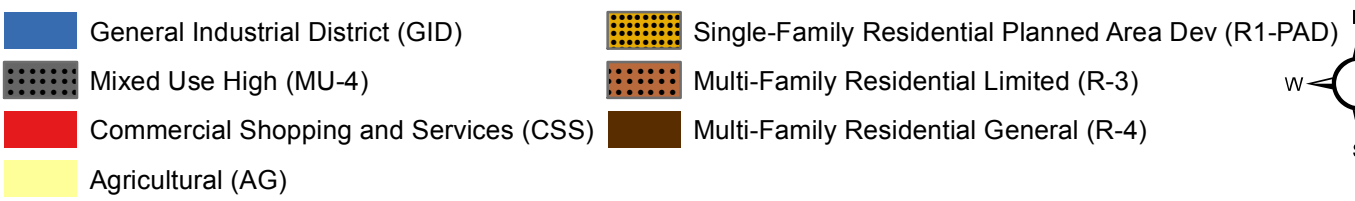
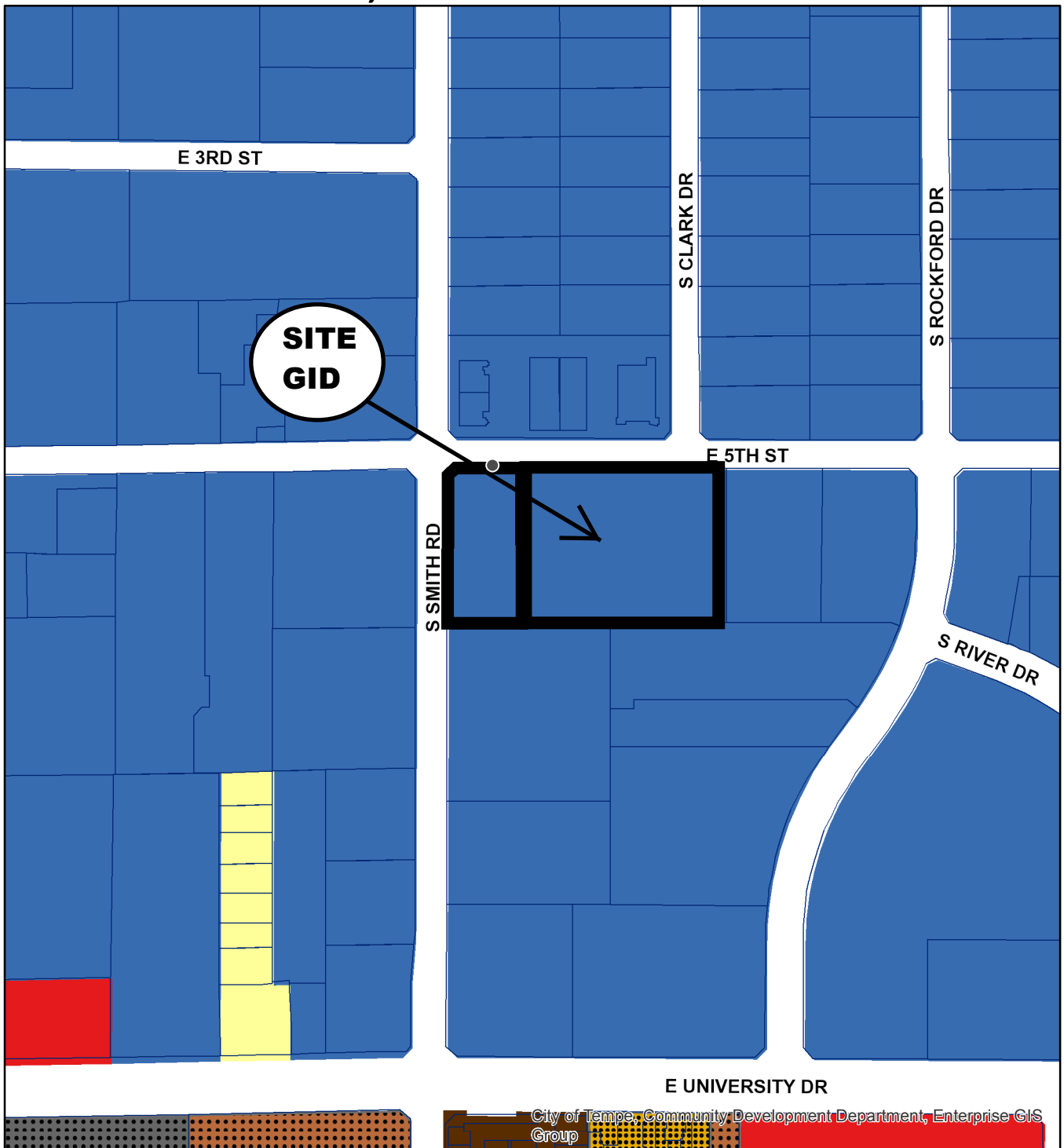
**DEVELOPMENT PROJECT FILE**  
for  
**SONORAN ARMORY LLC**  
(PL200310)

**ATTACHMENTS:**

1. Location Map
2. Aerial
- 3-4. Letter of Explanation
5. Aerial Photo (in lieu of blackline site plan)
- 6-7. Storefront Photos (in lieu of blackline building elevations)
8. Floor Plan

# SONORAN ARMORY, LLC

PL200310

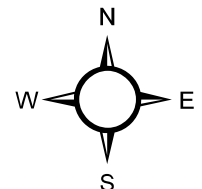


# SONORAN ARMORY, LLC

PL200310



## Aerial Map



January 22, 2021

SONORAN ARMORY LLC

2011 EAST 5<sup>TH</sup> STREET SUITE 10

TEMPE, AZ 85281

To whom it may concern:

The goal of this letter of explanation is to request a Use Permit through the city of Tempe for Sonoran Armory LLC (hereby referred to as “business” in this document), which legally operates under Type 07 Federal Firearms License that allows all gunsmithing services and sales under federal law. The floor plan of the leased location for the business is approximately 1800 sq. ft. in total, consisting of approximately 144 sq. ft. of office space and approximately 1656 sq. ft. of warehouse space. The leased location (Suite 10) is on the southeast corner of building 2011 East 5<sup>th</sup> Street, Tempe, AZ 85281.

The primary focus of the business will be to offer a variety of gunsmithing services, including simple cleaning and maintenance to repair and modifications, for a wide range of firearms from rare and antique to modern sporting rifles. Specialized services for hunting rifles will also be available, such as proper optic/scope mounting and glass bedding a rifle chassis. In terms of sales, the business will handle a small amount onsite, which may include sales of accessories and some complete firearms.

Sonoran Armory LLC is a small business without any employees other than the owner Patrick Shriner, and it operates only by appointment. The business is projected to serve approximately six to twelve clients a week, where a normal appointment should average around 30 minutes. The business is located within an industrial complex (2011 East 5<sup>th</sup> Street) with a large parking lot that has dozens of available parking spots at any given time. Thus, the small number of customers this business will serve will have little impact in terms of vehicular or pedestrian traffic on the other businesses sharing the common area. In addition, the majority of the business sales will occur offsite at special events or online, which will not affect the surrounding areas by any means.

There will be no changes or alterations to the existing building structure caused by the business, and therefore, its normal operations should not impact any other entities in the vicinity in this regard. The business is extremely compatible with the surrounding structures and uses because it is located within an industrial complex with neighboring businesses that repair vehicles, use heavy machinery and welding tools, manufacture goods, etc. As mentioned above, a portion of the business for Sonoran Armory LLC will be in gunsmithing, which falls in a similar category of machining and welding that is already in practice at this particular industrial complex but in a much smaller scale. For example, the milling and shop press machines that will be used for gunsmithing make little noise and cannot be heard outside of the building, and the use of cleaning chemicals will be minimal to have any impact on the other businesses in the area.

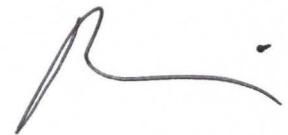
To ensure safety and to minimize any potential disruption to the area and to others, the business location (2011 East 5<sup>TH</sup> Street Suite 10) is equipped with a 24/7 video surveillance system which sends automatic alerts to the business owner when motion is detected. The location is also protected by Cox Communications 24/7 alarm system, which includes motion detection sensors, glass brake sensors, and door sensors on all entry doors. The alarm system is backed by battery so that its security functions are not compromised during a power outage, and it also has a mobile GTE connection in the case that the internet ceases to work. The alarm system is permitted under the city of Tempe (permit #49084).

In addition, all firearms on the premise are always stored and locked in an UL rated 1230 lb. gun safe that is bolted to the foundation and equipped with a Cox alarm sensor. The safe is only openable with a proper combination, and the business owner is the only individual who knows this combination. The front office door has been modified for further safety and security with a double-braced steel cladding to detour break-ins.

In summary, Sonoran Armory LLC will offer gunsmithing and sales services to a small number of customers once the Use Permit is approved by the City of Tempe. The business is located within an industrial complex with neighboring businesses that offer similar types of machining and repair services, and the presence of this business will not harm others in the vicinity. There will be no modifications to the existing building structure or significant increase in vehicular or pedestrian traffic, noise, or disruptions due to the business. Significant efforts have been made to ensure that all goods related to the business are safely secured and stored away.

If you have any further questions or comments about the contents of this letter, please do not hesitate to contact the business owner Patrick Shriner directly.

Respectfully,

A handwritten signature in black ink, appearing to read 'Patrick W. Shriner', with a stylized flourish at the end.

Patrick W. Shriner

Owner – Sonoran Armory LLC

(480) 612 - 7474





# Business Front (South-facing to site interior)



# Business Rear (North-facing to site exterior)



# SONORAN ARMORY LLC FLOOR PLAN

