



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-SP-8-23-6

February 23, 2024

Camelback East Village Planning Committee Hearing Date: March 5, 2024

Planning Commission Hearing Date: April 4, 2024

Request From: [C-2 CEPCSP](#) (Intermediate Commercial, Camelback East Primary Core Specific Plan) (0.09 acres)

Request To: [C-2 SP CEPCSP](#) (Intermediate Commercial, Special Permit, Camelback East Primary Core Specific Plan) (0.09 acres)

Proposed Use: Massage therapy and all underlying C-2 uses

Location: Southeast corner of 20th Street and Camelback Road

Owner: Town & Country Camelback, LLC, et al.

Applicant: Nicholas Karabas

Representative: Dennis Colwell

Staff Recommendation: Approval, subject to a stipulation

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Commercial	
<u>Street Map Classification</u>	Camelback Road	Arterial	Varies 75-foot to 90-foot south half street
	20th Street	Minor Collector	50-foot east half street
	Highland Avenue	Collector	30-foot north half street
<p><i>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; ENTREPRENEURS AND EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.</i></p> <p>The proposed Special Permit will allow a small business to operate, promoting entrepreneurship and employment opportunities at an appropriate location, consistent with the surrounding uses.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Communities should consist of a mix of land uses to provide housing, shopping, dining and recreational options for residents.

The proposed massage establishment serves to increase the range of services available to nearby residents in an already established shopping center.

CONNECT PEOPLE AND PLACES CORE VALUE; CORES, CENTERS & CORRIDORS; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.

The proposal promotes a commercial use within the Camelback East Primary Core and along Camelback Road, in an area that has existing commercial development.

Applicable Plans, Overlays, and Initiatives

[Camelback East Primary Core Specific Plan](#): Background Item No. 5.

Surrounding Land Uses and Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Shopping center	C-2 CEPCSP, C-2 CEPCSP (Approved C-2 M-R CEPCSP)
North (Across Camelback Road)	Commercial retail, post office, and restaurant	C-1 CEPCSP
South (Across Highland Avenue)	Hotel, restaurant/bar, offices	C-1 CEPCSP, C-1 M-R CEPCSP, C-O CEPCSP
East	Offices and restaurant	C-2 CEPCSP
West (Across 20th Street)	Shopping center	C-2 CEPCSP, C-2 SP CEPCSP, PSC CEPCSP

Background/Issues/Analysis

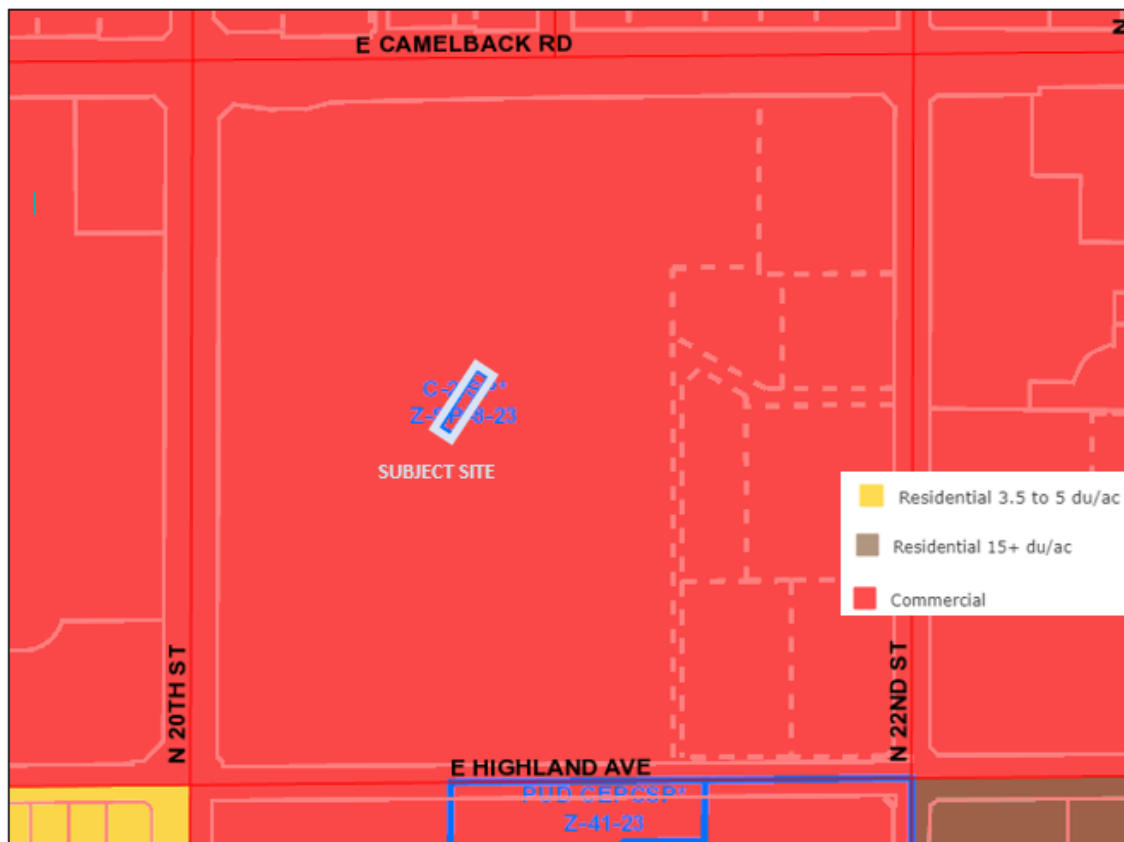
SUBJECT SITE

1. This is a request to rezone a 0.09-acre site on a property located at the southeast corner of 20th Street and Camelback Road from C-2 CEPCSP (Intermediate Commercial, Camelback East Primary Core Specific Plan) to C-2 SP CEPCSP (Intermediate Commercial, Special Permit, Camelback East

Primary Core Specific Plan) to allow massage therapy and all underlying C-2 uses within an existing shopping center.

GENERAL PLAN AND LAND USE MAP

2. The General Plan Land Use Map designation for the site is Commercial. The proposal is consistent with the General Plan designation and the land uses in the area. The surrounding General Plan Land Use Map designations are Commercial to the north, south, east and west.



General Plan Land Use Map, Source: Planning and Development

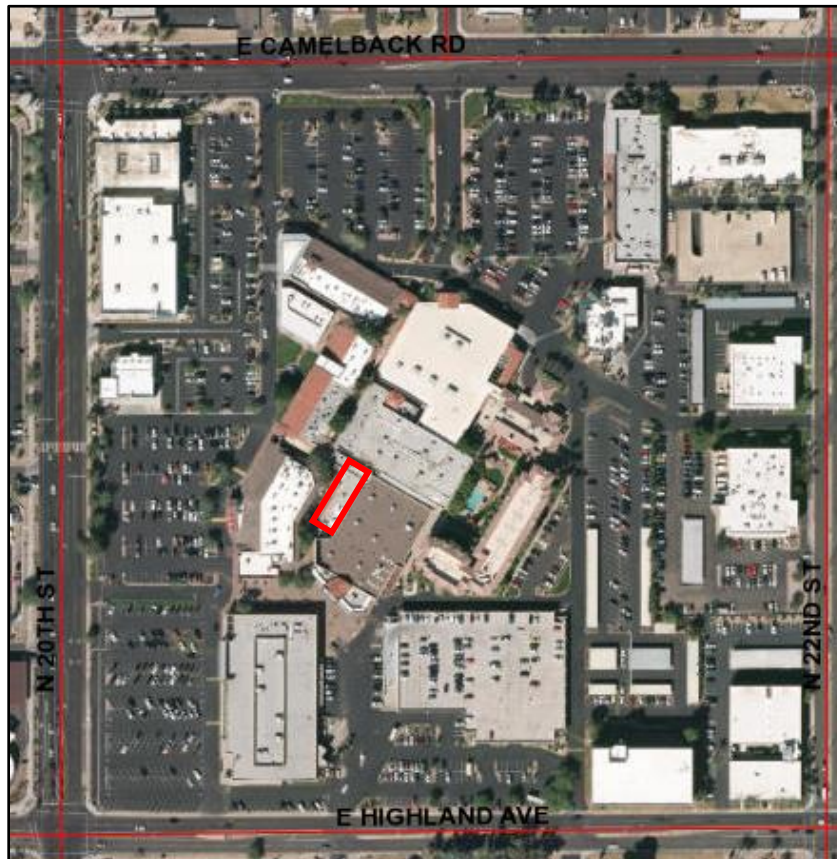
SURROUNDING LAND USES AND ZONING

3. The adjacent zoning to the north of the property, across Camelback Road, is C-1 CEPCSP (Neighborhood Commercial, Camelback East Primary Core Specific Plan). This area is developed with commercial retail and services, a restaurant, and a post office.

To the south of the property, across Highland Avenue, is zoned C-1 CEPCSP (Neighborhood Commercial, Camelback East Primary Core Specific Plan), C-1 M-R (Neighborhood Commercial, Mid-Rise District, Camelback East Primary Core Specific Plan) and C-O CEPCSP (Commercial Office, Camelback East Primary Core Specific Plan). This area is developed with a hotel, restaurant/bar, and offices.

To the west of the property, across 20th Street, is zoned C-2, CEPCSP (Intermediate Commercial, Camelback East Primary Core Specific Plan), C-2 SP CEPCSP (Intermediate Commercial, Special Permit, Camelback East Primary Core Specific Plan), and PSC CEPCSP (Planned Shopping Center, Camelback East Primary Core Specific Plan); and is developed with a shopping center.

To the east of the property is C-2 CEPCSP (Intermediate Commercial, Camelback East Primary Core Specific Plan) zoning, developed with offices and a restaurant.



Aerial Map, Source: Planning and Development Department

PROPOSAL

4. The applicant proposes to use an existing suite within the shopping center as a massage therapy establishment. To ensure that the requested use does not expand undesirably throughout the center, this Special Permit request is specifically proposed for the one suite containing the requested use. There are no proposed changes to the approved site plan or elevations with the Special Permit request. The City of Phoenix requires licensing for massage practitioners, the massage establishment and anyone with a 20 percent or more

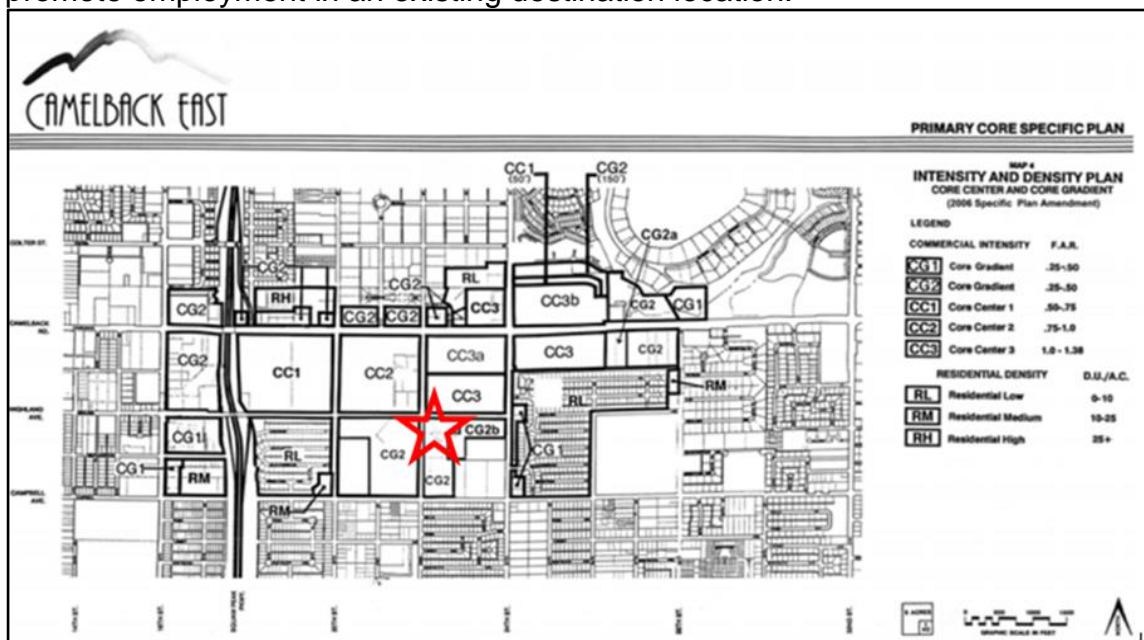
interest in the establishment. Massage establishments are allowed as a primary use in the C-2 district with an approved Special Permit.

STUDIES AND POLICIES

5. Camelback East Primary Core Specific Plan

Originally adopted in 1991, with an update in 2006, the Camelback East Primary Core Specific Plan (CEPCSP) provides guidance on land use, transportation, infrastructure investments and desirable design features for properties within the defined Core Center and Core Gradient. The Core Center is generally bounded by SR 51 (Piestewa Freeway), 26th Street, Camelback Road and Highland Avenue whereas the Core Gradient generally extends from the boundaries of the Core Center to Medlock Drive, Campbell Avenue, 16th Street and 28th Street. The subject site is located in Core Gradient 2 of the plan and is subject to the requirements and guidelines set forth therein.

The proposed development incorporates several of the plan's core concepts such as fostering commercial services that can be utilized by residents and promote employment in an existing destination location.



Source: City of Phoenix Planning and Development Department

COMMUNITY INPUT SUMMARY

6. At the time this staff report was written, staff had not received any letters in support or opposition to this request.

INTERDEPARTMENTAL COMMENTS

7. None.

OTHER

8. Staff has not received a completed form for the Waiver of Claims for Diminution

in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed prior to final site plan approval or building permit issuance. This is addressed in Stipulation No. 1.

9. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonment may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation and with surrounding commercial land uses.
2. The use will be appropriately located in an established retail center with access from an arterial and collector streets.
3. The proposal will provide a specialized commercial service that caters to the diverse needs of the community within an existing shopping center.

Stipulation

1. Prior to final site plan approval or building permit issuance, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

John Roanhorse

February 23, 2024

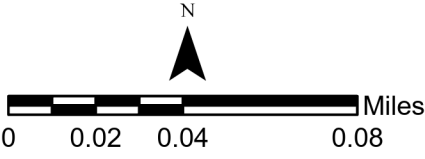
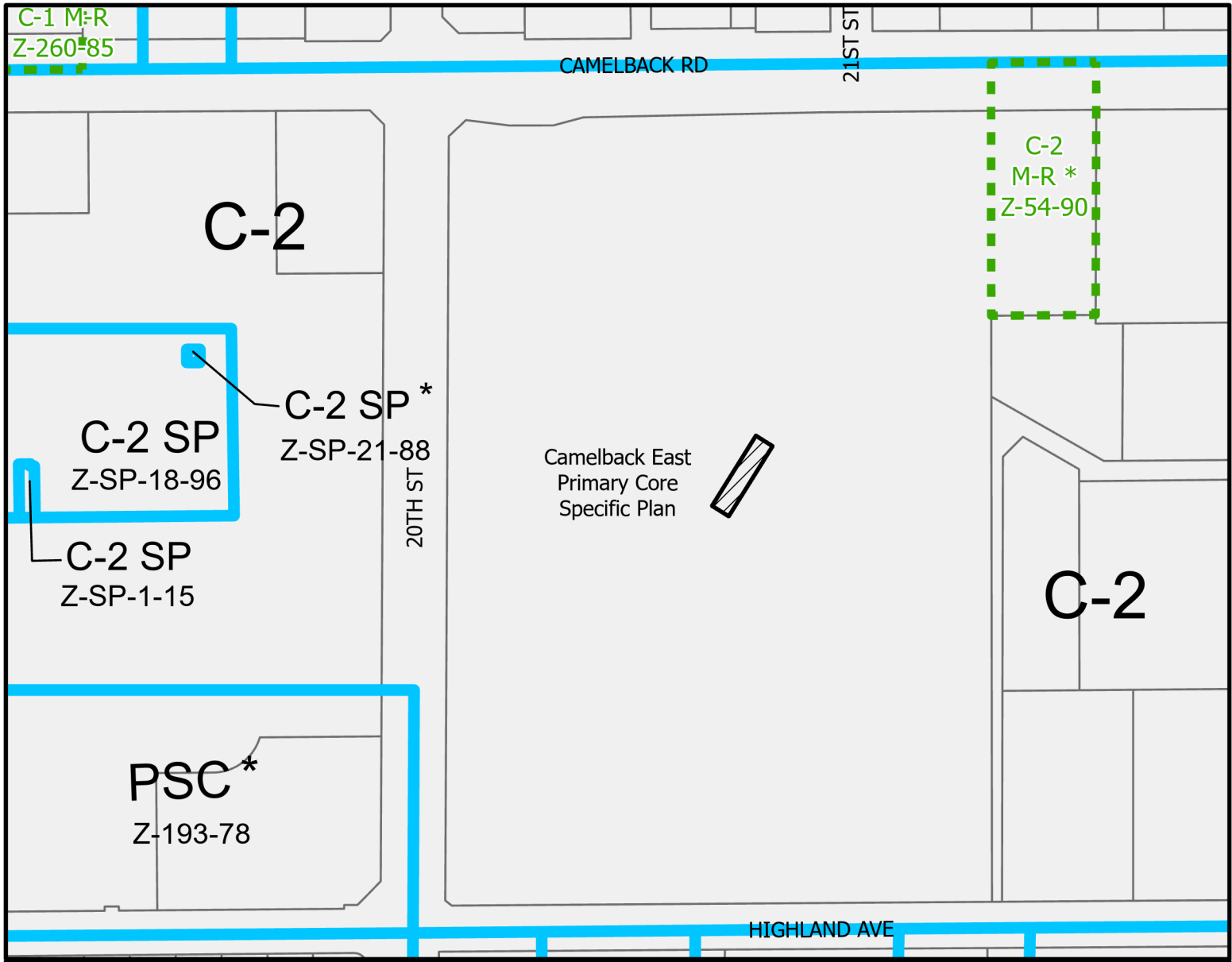
Team Leader

Racelle Escolar

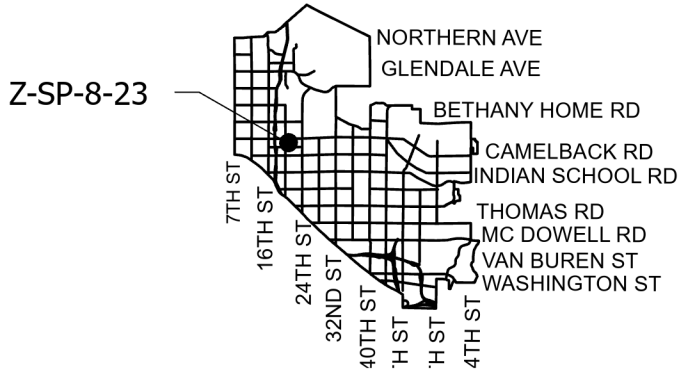
Exhibits

Sketch Map

Aerial Map

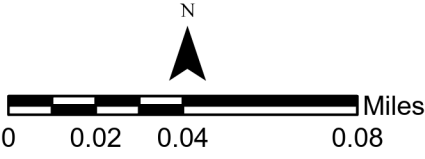
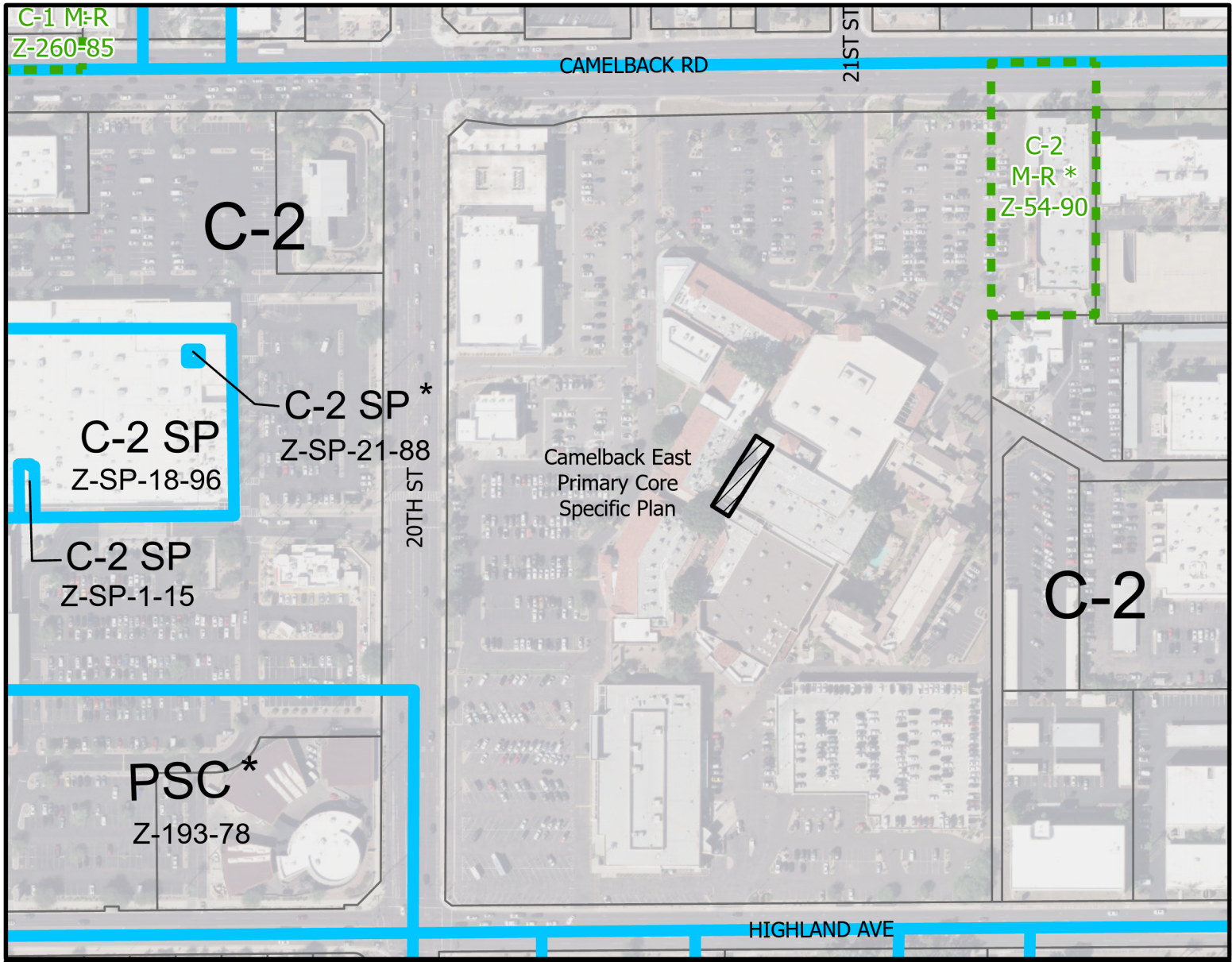


CAMELBACK EAST VILLAGE
COUNCIL DISTRICT: 6

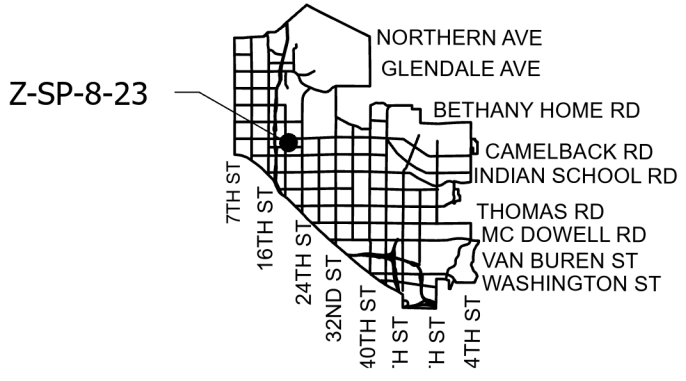


APPLICANT'S NAME: Nicholas Karabas		REQUESTED CHANGE:	
APPLICATION NO: Z-SP-8-23		FROM: C-2 CEPCSP (0.09 a.c.)	
DATE: 2/06/2024		TO: C-2 SP CEPCSP (0.09 a.c.)	
REVISION DATES:			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.09 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 18-32	ZONING MAP H-9
MULTIPLES PERMITTED		* UNITS P.R.D OPTION	
C-2 CEPCSP		1	
C-2 SP CEPCSP		1	
CONVENTIONAL OPTION			
1			
1			

* MAXIMUM UNITS ALLOWED WITH P.R.D BONUS



CAMELBACK EAST VILLAGE
COUNCIL DISTRICT: 6



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		ZONING MAP	
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C-2 CEPCSP		1	
C-2 SP CEPCSP		1	
		* UNITS P.R.D OPTION	
		1	
		1	

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