



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-237-J-85-3(2)

May 23, 2016

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|------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Desert View Village Planning Committee Hearing Date | June 7, 2016 |
| Planning Commission Hearing Date | June 2, 2016 |
| Request From: | C-2 PCD (2.08 acres) |
| Request To: | C-2 PCD SP (2.08 acres) |
| Proposed Use | Massage establishment and all underlying C-2 uses |
| Location | Approximately 1,300 feet south and 110 feet east of the southeast corner of Tatum Boulevard and Cave Creek Road |
| Owner | FS Tatum Plaza, LLC |
| Applicant's Representative | Rod Jarvis and Greg Loper, Earl, Curley & Lagarde PC |
| Staff Recommendation | Approval with a stipulation |

| General Plan Conformity | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------|--------------------------|
| General Plan Land Use Designation | | Commercial | |
| Street Map Classification | Cave Creek Road | Major Arterial | 55-foot east half street |
| <p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.</i></p> <p>The proposed massage establishment will add to the diversity of employment opportunities in the area and is consistent with existing uses and adopted plans.</p> | | | |

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| <p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.</i></p> |
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The proposed use would occupy two suites in an existing building consisting of approximately 2,600 square feet. The building is within the existing Tatum Plaza shopping center. Traffic to the facility would not be excessive and the use would provide a service to the surrounding community.

Area Plan

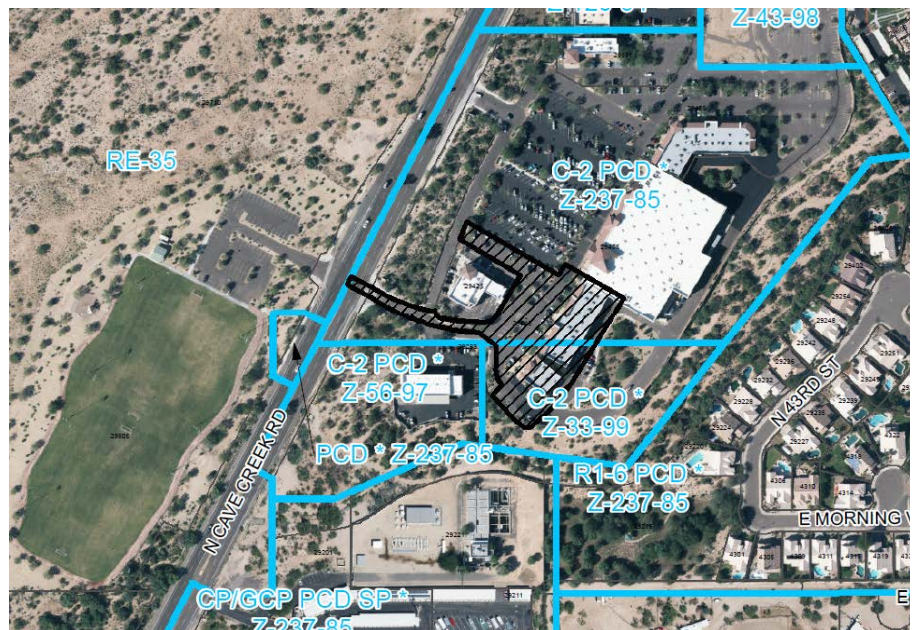
North Land Use Plan designates this area as Commercial. The plan recognizes the importance that the rural character and lifestyle play in determining appropriate land use densities and land use designations.

Surrounding Land Uses/Zoning

| | <u>Land Use</u> | <u>Zoning</u> |
|----------------|--------------------------------|---------------|
| On Site | Neighborhood Commercial Center | C-2 PCD |
| North | Neighborhood Commercial Center | C-2 PCD |
| South | City Well Site | CP/GCP PCD SP |
| East | Single-Family Residential | R1-6 PCD |
| West | Desert Broom Park | RE-35 |

Background/Issues/Analysis

1. This is a request to rezone 2.08 acres located approximately 1,300 feet east of the southeast corner of Tatum Boulevard and Cave Creek Road. The request would rezone the subject parcel from C-2 PCD (Intermediate Commercial) to C-2 PCD SP (Intermediate Commercial, Special Permit) to allow a massage establishment and all underlying C-2 uses.



2. The General Plan land use designation for the subject site is Commercial. The proposal is consistent with the General Plan designation and the land uses in the area.
3. In 1985, the subject property was part of a larger rezoning request in an area generally bounded by Dynamite Boulevard to Lone Mountain Road, 40th Street to 52nd Street. The request, which was approved by the City Council, established the Tatum Ranch Planned Community Development (PCD) zoning. In 1995 a major amendment to the Tatum Ranch Planned Community District (Z-237-G-85-2) was approved by the City Council and established the C-2 PCD zoning for the northern portion of the subject site. In 1999, the southern portion of the subject site was part of a larger rezoning request on approximately 2.8 acres located approximately 500 feet east of Cave Creek Road, approximately 700 feet north of Peak View Road extended. The request, which was approved by the City Council, established the south portion of the subject site's current C-2 PCD zoning (Z-33-99-2). There are a variety of uses within the existing neighborhood commercial center such as retail, service and office uses. The Special Permit is required to allow the massage establishment.
4. There are no proposed changes to the existing site plan and/or elevations with the request for C-2 PCD SP zoning.
5. The request is for two suites within an existing building that is shared with a grocery store and part of a major shopping center with several major tenants. The proposed massage establishment will be an Elements Massage. The building is located at the southeast corner of the shopping center. To ensure the requested use does not expand undesirably throughout the shopping center staff is recommending a stipulation that the size of the massage establishment shall not exceed 2,600 square feet.
6. The subject site is in close proximity to single-family residential, however the existing shopping center is ideally located because there is no direct vehicular access and there is buffer space between the uses in the form of an existing wash and landscaping.
7. The City of Phoenix requires licensing for the massage practitioner, the massage establishment and anyone with 20% or more interest in the establishment.
8. 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 abandonments, may be required.

Findings

1. The proposal is consistent with the Commercial General Plan Land Use designation.
2. The proposal will provide a specialized commercial service that caters to the diverse needs of the community within an existing shopping center.

3. The proposal is consistent with the land use pattern in the area.

Stipulation

1. The size of the massage establishment shall not exceed 2,600 square feet, as approved by Planning and Development Department.

Writer

Joél Carrasco

May 23, 2016

Team Leader

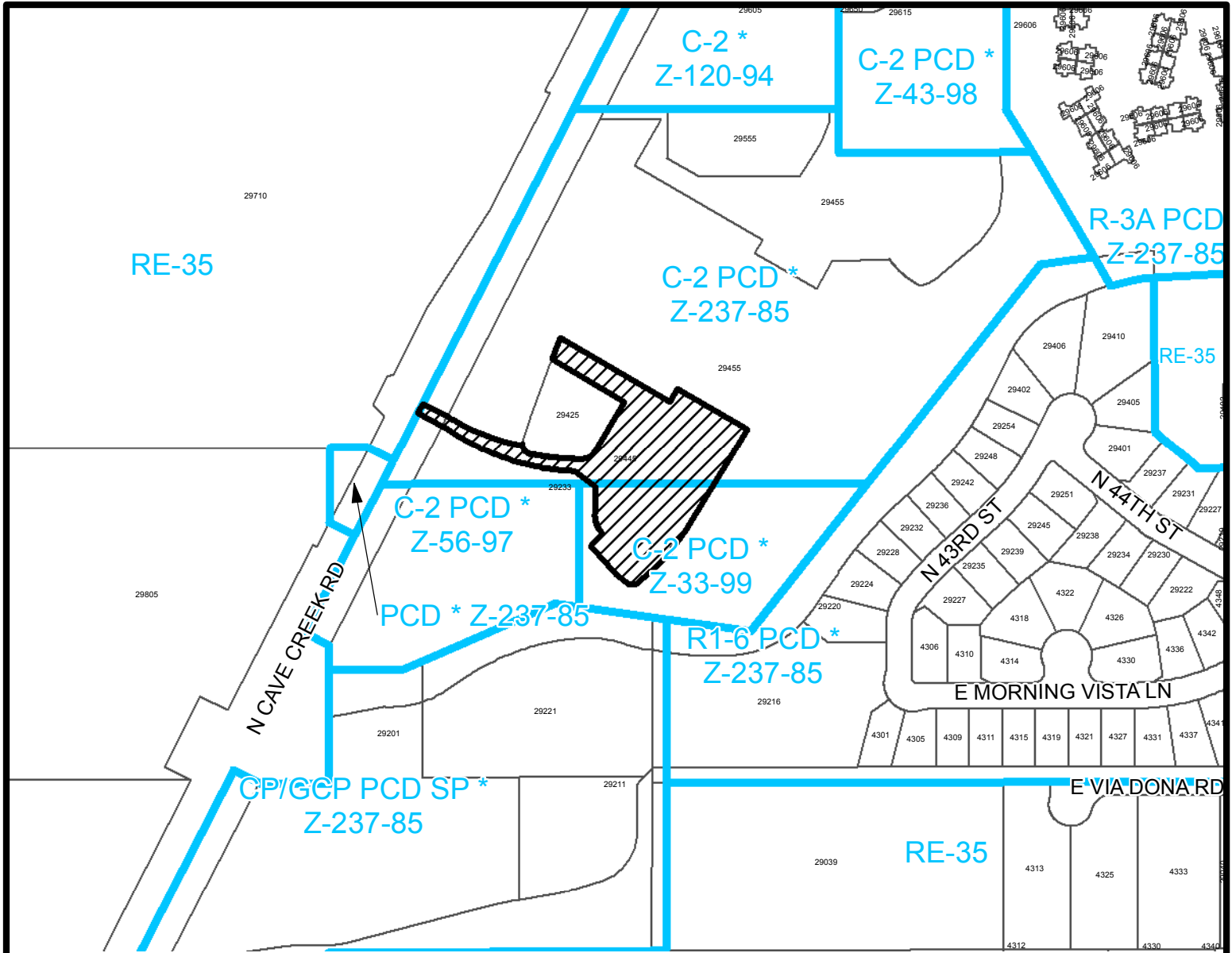
Joshua Bednarek

Attachments

Zoning sketch

Aerial

Site plan dated March 10, 2016



Feet

300 150 0 300

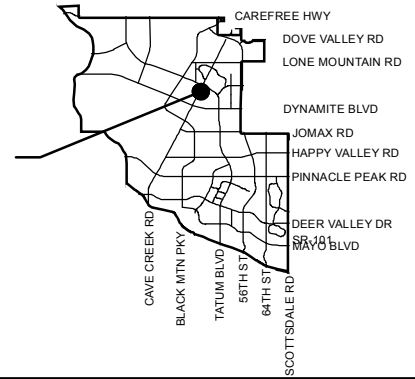
DESERT VIEW VILLAGE
CITY COUNCIL DISTRICT: 2



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

Z-237-J-85



APPLICANT'S NAME:
Earl, Curley & Lagarde PC

APPLICATION NO. Z-237-J-85

DATE: 3/28/16
REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET
AND ALLEY DEDICATION IS APPROX.

2.08 Acres

**AERIAL PHOTO &
QUARTER SEC. NO.**
QS 52-37

ZONING MAP
Q-10

REQUESTED CHANGE:

FROM: C-2 PCD (2.08 a.c.)

TO: C-2 PCD SP (2.08 a.c.)

MULTIPLES PERMITTED

C-2 PCD

C-2 PCD SP

CONVENTIONAL OPTION

30

30

*** UNITS P.R.D. OPTION**

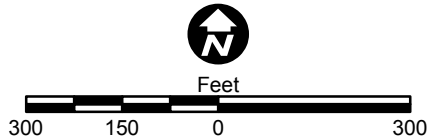
36

36

* Maximum Units Allowed with P.R.D. Bonus



mapservices@phoenix.gov

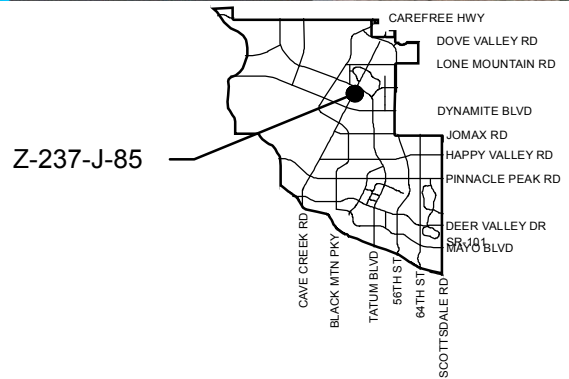


DESERT VIEW VILLAGE
CITY COUNCIL DISTRICT: 2



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Z-237-J-85

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|-----------------------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------------------------------|--|
| APPLICANT'S NAME: Earl, Curley & Lagarde PC | | REQUESTED CHANGE: FROM: C-2 PCD (2.08 a.c.) TO: C-2 PCD SP (2.08 a.c.) | |
| APPLICATION NO. Z-237-J-85 | DATE: 3/28/16 | REVISION DATES: | |
| GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.08 Acres | AERIAL PHOTO & QUARTER SEC. NO. QS 52-37 | ZONING MAP Q-10 | |
| MULTIPLES PERMITTED C-2 PCD C-2 PCD SP | CONVENTIONAL OPTION 30 30 | * UNITS P.R.D. OPTION 36 36 | |

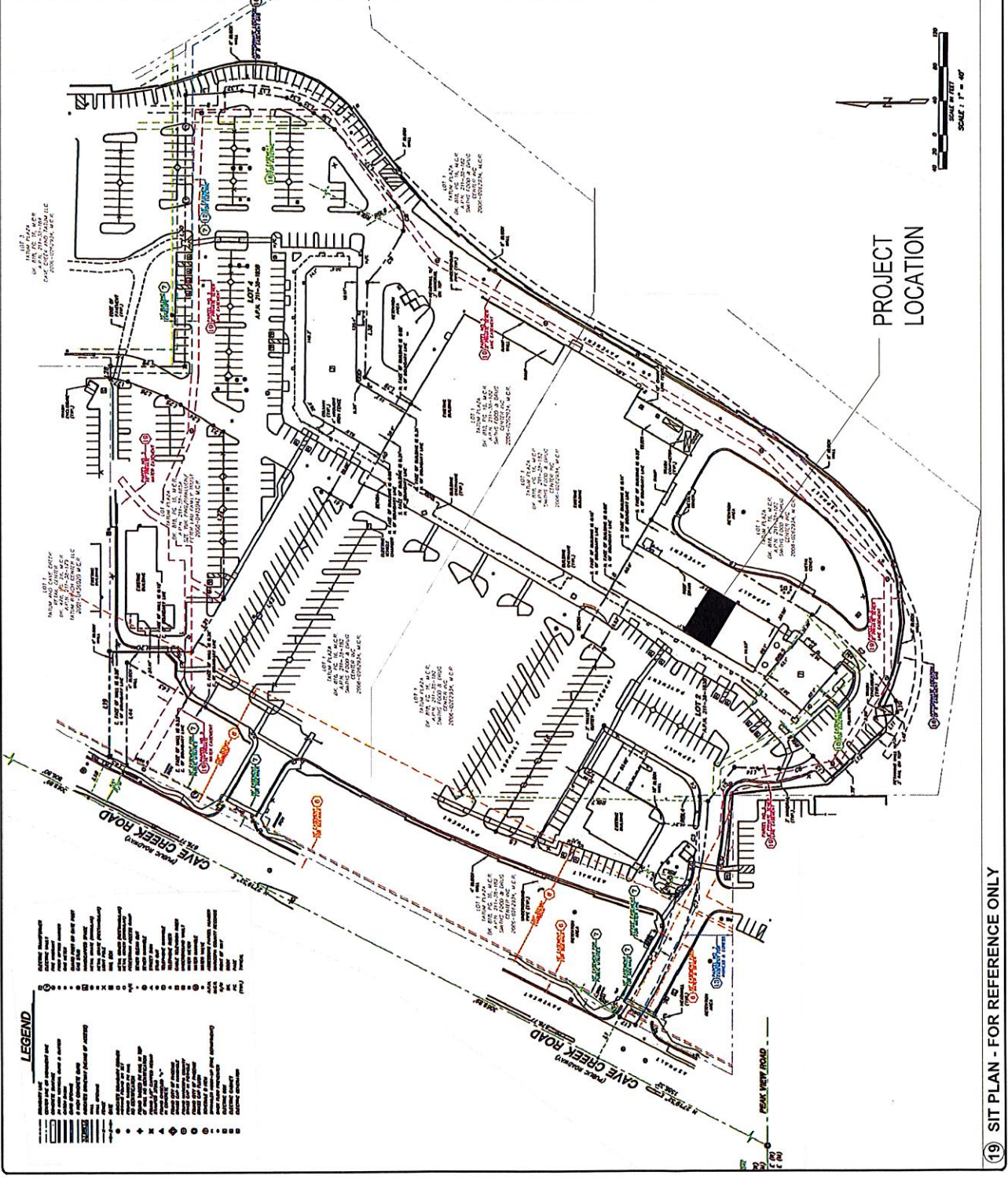
* Maximum Units Allowed with P.R.D. Bonus

PROJECT INFORMATION
 PROJECT: ELEMENTS MASSAGE
 CLIENT: TATUM PLAZA
 29455 N. CAVE CREEK ROAD, SUITE 114 & 116
 CAVE CREEK, ARIZONA 85331
 ZONE: C2
 MAP: 2900 S.F.
 SUBDIVISION: 2900 S.F.
 SURVEY: 2900 S.F.
 RECORD: 2900 S.F.
 DATE: 10/2015
 DRAWN BY: J. HARRIS
 CHECKED BY: M. J. HARRIS
 DATE: 10/2015

18 VICINITY MAP

18 VICINITY MAP

PROJECT LOCATION



LEGEND

- EXISTING BUILDING FOOTPRINT
- EXISTING DRIVE AISLE
- EXISTING PARKING SPACE
- EXISTING LANDSCAPING
- EXISTING UTILITY
- EXISTING CURB
- EXISTING SIDEWALK
- EXISTING DRIVE
- EXISTING ROAD
- EXISTING FENCE
- EXISTING SIGN
- EXISTING LIGHT
- EXISTING TREE
- EXISTING SHrub
- EXISTING GRASS
- EXISTING SAND
- EXISTING GRAVEL
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING BRICK
- EXISTING STONE
- EXISTING METAL
- EXISTING WOOD
- EXISTING PLASTER
- EXISTING GYPSUM
- EXISTING STUCCO
- EXISTING TILE
- EXISTING CARPET
- EXISTING FLOORING
- EXISTING CEILING
- EXISTING WALL
- EXISTING ROOF
- EXISTING FOUNDATION
- EXISTING STRUCTURE
- EXISTING EQUIPMENT
- EXISTING FURNITURE
- EXISTING FIXTURE
- EXISTING APPLIANCE
- EXISTING MISC.