



City of Phoenix

Planning Department

Staff Report: Z-SP-11-09-1

October 26, 2009

Deer Valley Village Planning Committee Meeting Date	November 19, 2009
Planning Commission Hearing Date	December 9, 2009
Request From:	C-2 (4.12 Acres)
Request To:	C-2 SP (4.12 Acres)
Proposed Use	Tattoo parlor and all underlying C-2 uses
Location	Approximately 150 feet east of the southeast corner of 42nd Avenue & Bell Road
Owner	Siete Square Investors, LLC
Applicant/Representative	Reseed Advisors
Staff Recommendation	Approval, subject to a stipulation
DSD KIVA Project Number	Waived (Existing building)

General Plan Conformity			
General Plan Land Use Designation		Residential 5 – 15 DU / acre	
Street Map Classification	Bell Road	Arterial	110 foot - Total Street
<p>LANDUSE ELEMENT: GOAL 2: EMPLOYMENT AND POPULATION BALANCED DEVELOPMENT OF EACH VILLAGE'S POTENTIAL SHOULD BE ENCOURAGED BY DISTRIBUTING A DIVERSITY OF EMPLOYMENT.</p> <p>This request will contribute to the diversity of employment.</p>			
<p>SAFETY ELEMENT: GOAL 5: ENCOURAGE DEVELOPMENT OF EXISTING ZONED AND VACANT LAND.</p> <p>The addition of a special permit to an existing C-2 development will enable a business to occupy what was a vacant suite.</p>			

Area Plan
<u>NONE</u>

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant and Commercial	C-2
North	Residential	R1-8
South	Residential	R3-A
East	Commercial	C-2
West	Commercial	PSC

Background/Issues/Analysis

1. The site is in an existing commercial shopping center that is zoned C-2. The Special Permit is needed for the tattoo shop.
2. Neighborhood Services Department cited the tattoo shop for operating in a C-2 district without the special permit. The shop could sell tattoo paraphernalia, but not perform the application of tattoos.
3. As uses have changed in the center over time, parking requirements based on those new uses have also changed. Variances (ZA-778-05 and ZA-138-08) were approved to reduce the number of parking spaces required. The former use of the applicant's suite, a restaurant, required 21.3 spaces, while the tattoo shop will require only 3.5 spaces.
4. 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.
5. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1195 F of the Flood Insurance Rate Maps (FIRM) dated September 30, 2005.

Findings

1. The site is bounded by Bell Road on the north, and is within a retail center that has 17 suites. The tattoo shop is utilizing what would otherwise be a vacant suite.

2. The tattoo shop requires only 3.5 parking spaces, thus reducing the burden on the parking for the retail center.
3. This request will serve clients that seek tattoos and enable them to have a facility that can legally operate and provide the service they desire.

Stipulations

1. That the maximum square footage of the tattoo shop shall be 1064 feet, as approved by the Development Services Department.

Writer

Kelly Walker

10/21/09

Team Leader

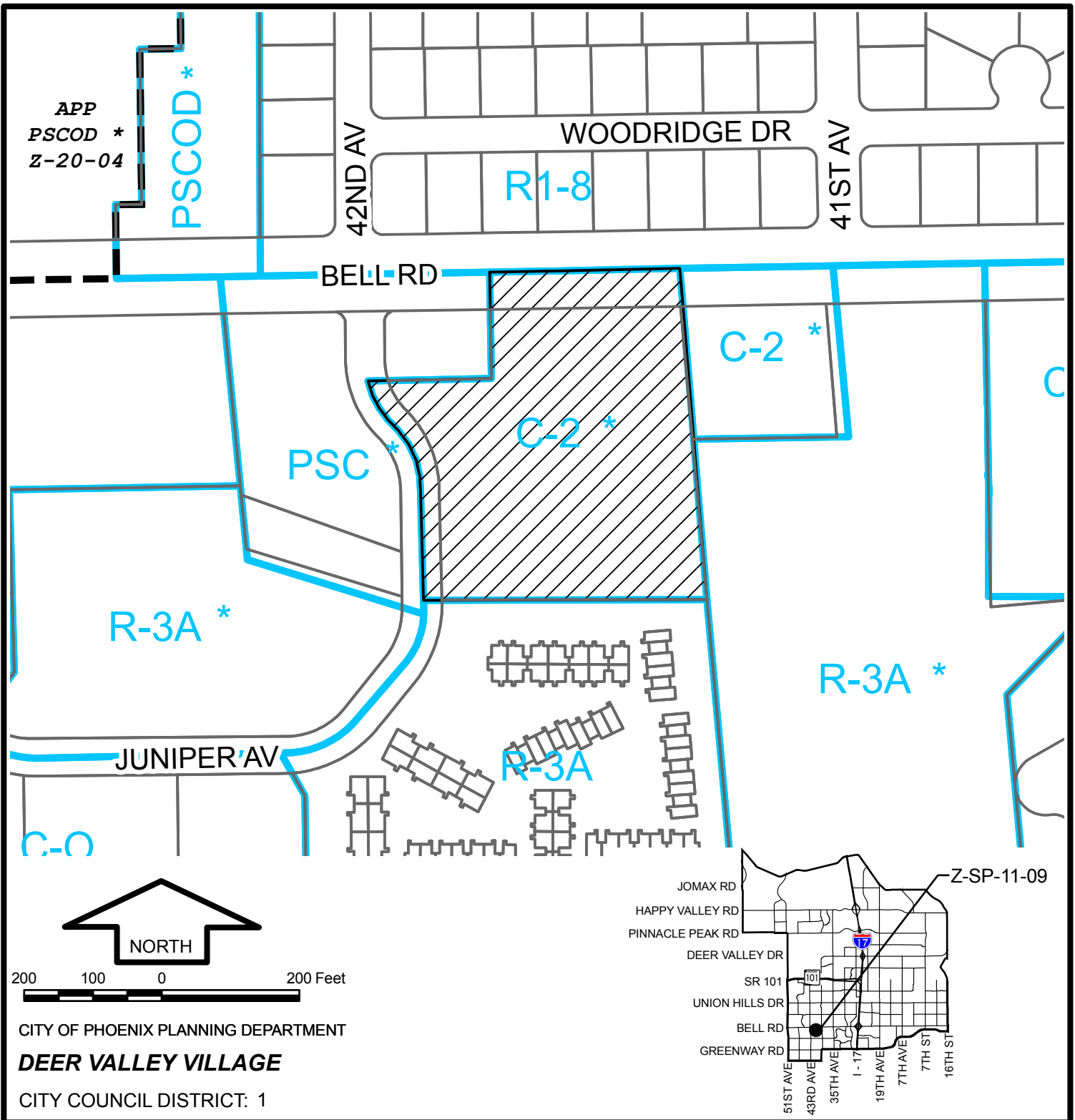
Michelle Dodds

Attachments

Sketch Map

Aerial

Site Plan (date stamped 8/6/09)



CITY OF PHOENIX PLANNING DEPARTMENT
DEER VALLEY VILLAGE
 CITY COUNCIL DISTRICT: 1

APPLICANT'S NAME:
 Joseph Wayant - Elements Tattoo Inc.

APPLICATION NO. Z-SP-11-09

DATE: 08/20/09
 REVISION DATES:

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

AERIAL PHOTO & QUARTER SEC. NO. Q36-19
 ZONING MAP M-6

REQUESTED CHANGE:
 FROM: C-2, (4.12 a. c.)

TO: C-2 SP, (4.12 a. c.)

MULTIPLES PERMITTED

CONVENTIONAL OPTION

* UNITS P.R.D. OPTION

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

