



# City of Phoenix

Planning Department

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

October 26, 2009

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

General Plan Conformity			
<b>General Plan Land Use Designation</b>		Residential 5 – 15 DU / acre	
<b>Street Map Classification</b>	Bell Road	Arterial	110 foot - Total Street
<p><b>LANDUSE ELEMENT: GOAL 2: EMPLOYMENT AND POPULATION BALANCED DEVELOPMENT OF EACH VILLAGE'S POTENTIAL SHOULD BE ENCOURAGED BY DISTRIBUTING A DIVERSITY OF EMPLOYMENT.</b></p> <p>This request will contribute to the diversity of employment.</p>			
<p><b>SAFETY ELEMENT: GOAL 5: ENCOURAGE DEVELOPMENT OF EXISTING ZONED AND VACANT LAND.</b></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
<b><u>NONE</u></b>

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

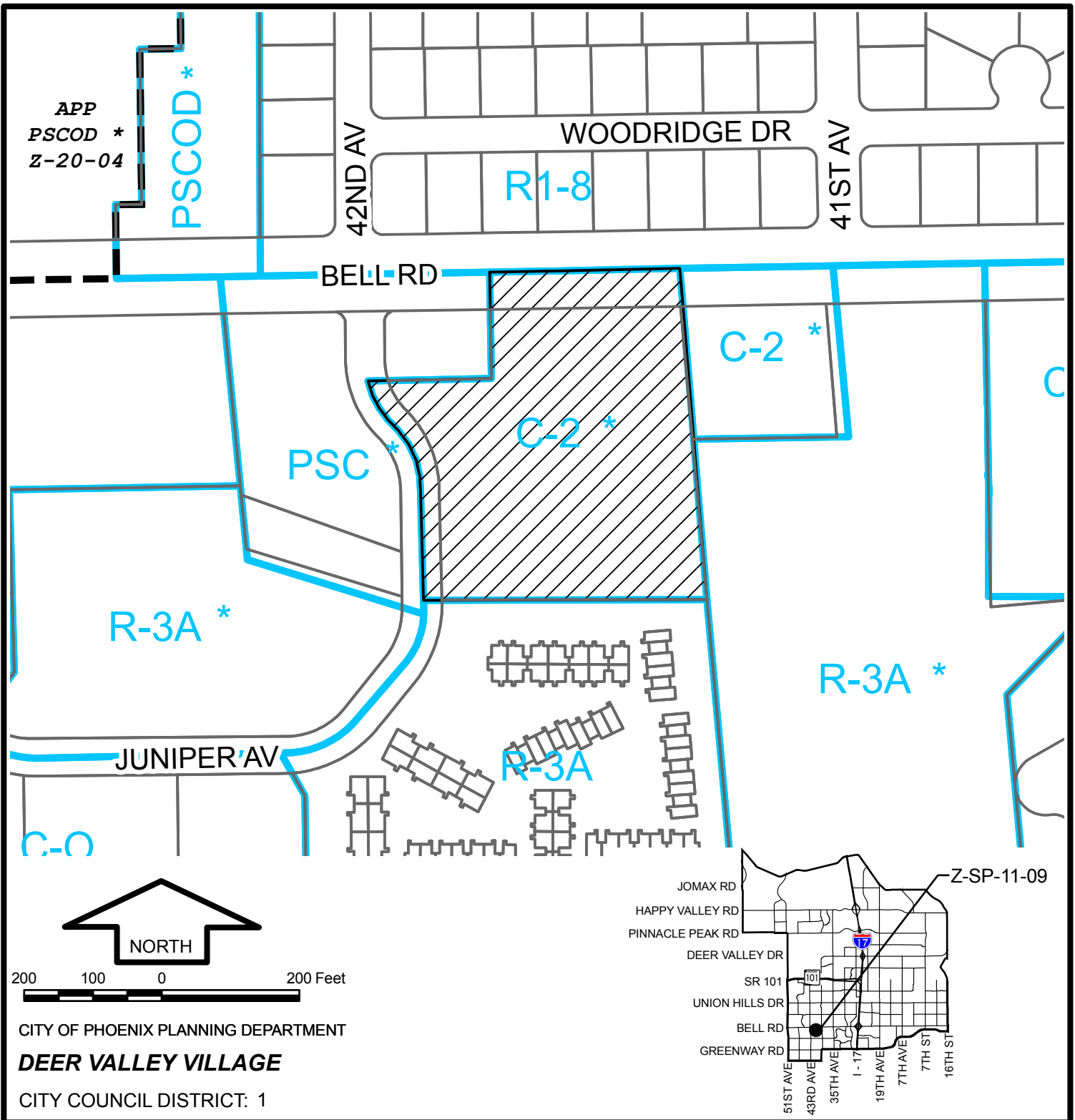
Michelle Dodds

**Attachments**

Sketch Map

Aerial

Site Plan (date stamped 8/6/09)



200 100 0 200 Feet

CITY OF PHOENIX PLANNING DEPARTMENT

**DEER VALLEY VILLAGE**

CITY COUNCIL DISTRICT: 1

<b>APPLICANT'S NAME:</b> Joseph Wayant - Elements Tattoo Inc.		<b>REQUESTED CHANGE:</b> FROM: C-2, (4.12 a. c.) TO: C-2 SP, (4.12 a. c.)	
<b>APPLICATION NO.</b> Z-SP-11-09	<b>DATE:</b> 08/20/09 <small>REVISION DATES:</small>	<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b> 4.12 Acres	
<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> Q36-19			
<b>MULTIPLES PERMITTED</b>		<b>CONVENTIONAL OPTION</b>	
<b>* UNITS P.R.D. OPTION</b>			

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



43rd Avenue

PSC

PSCOD \*

R1-8

Bell Road

PSC \*

C-2 \*

C-2 \*

C-0

PSC \*

R-3A \*

C-0 \*

C-1 \*

R-3A \*

Z-SP-11-09 Site

R-3A

R-3A \*

C-0

R1-8 \*

BELL ROAD

SEE ENLARGED PLAN

THIS PARCEL NOT A PART

BUILDING C

BUILDING A Site

BUILDING B

42nd AVE PRIVATE ROADWAY

SITE/KEY PLAN

LEGEND

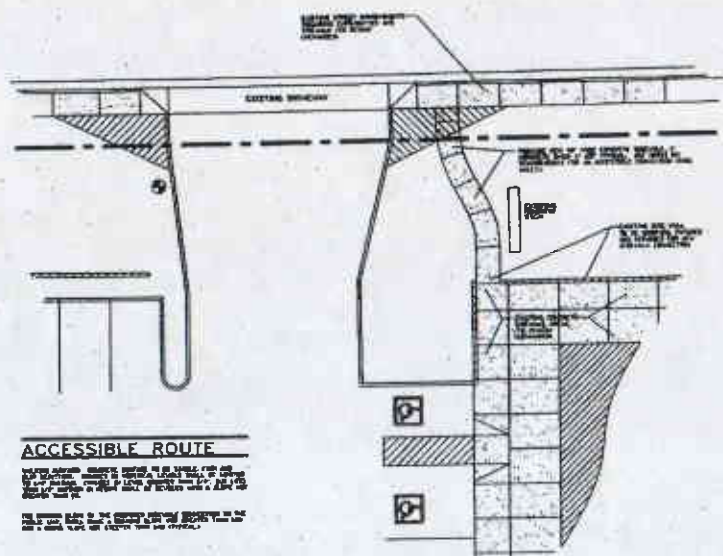
- PROPERTY LINE
- SIDE WALK
- CURB
- DRIVEWAY
- EXISTING DRIVEWAY
- EXISTING DRIVEWAY

Variance case 2A 134-20-1 was approved to reduce the parking required from 305 to 250, among other requests.

Parking Provided: 195 (Pursuant to 2A 134-20-1)  
 25'-Street Loading Required: 1 (Provided)

Accessible Parking Required: 6 (Provided)

Item	Description	Quantity	Notes
1	Asphalt Paved	10,000	
2	Concrete Paved	5,000	
3	Gravel	2,000	
4	Grass	1,000	
5	Water	100	
6	Electric	100	
7	Gas	100	
8	Sanitary	100	
9	Storm	100	
10	Other	100	



ACCESSIBLE ROUTE

THIS PROJECT/PERMIT IS FOR THE PEDESTRIAN ACCESSIBLE SIDEWALK CONNECTION BETWEEN THE PERIMETER PUBLIC WAY AND THE STRIP CENTER ENTRIES.

ENLARGED PARTIAL SITE PLAN

PROJECT SCOPE:  
 THIS PROJECT/PERMIT IS FOR THE PEDESTRIAN ACCESSIBLE SIDEWALK CONNECTION BETWEEN THE PERIMETER PUBLIC WAY AND THE STRIP CENTER ENTRIES.

PROJECT DATA

PROJECT NUMBER:	134-20-1
DATE:	08-06-2009
PROJECT NAME:	SIETE SQUARE SHOPPING CENTER
CLIENT:	SIETE SQUARE SHOPPING CENTER
DESIGNER:	SIETE SQUARE SHOPPING CENTER
CONTRACTOR:	SIETE SQUARE SHOPPING CENTER
APPROVED BY:	SIETE SQUARE SHOPPING CENTER
DATE:	08-06-2009



GENERAL NOTES

1. THE SITE PLAN FOR CONSTRUCTION PURPOSES SHALL BE ACCURATE LOCATIONS OF IMPROVEMENTS NOTED BY ALL ALTA SURVEY FINDINGS AND RESULTS.
2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND SET CONDITIONS AND REMOVE ANY DISCREPANCY TO THE CONTRACT.

SHEET INDEX

PROJECT NAME AND VICINITY PLAN	SW1
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EXISTING SITE CONDITIONS:  
**SIETE SQUARE SHOPPING CENTER**  
 42nd AVENUE AND BELL ROAD

SW1