



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-SP-1-15-6
March 24, 2015

Camelback East Village Planning Committee Hearing Date April 7, 2015
Planning Commission Hearing Date April 14, 2015
Request From: C-2 SP (0.04 acres)
Request To: C-2 SP (0.04 acres)
Proposed Use Massage therapy, self-storage facility and all underlying C-2 uses
Location Approximately 530 feet west and 616 feet north of the northwest corner of 20th Street and Highland Avenue
Owner Camelback Colonnade SPE LLC
Applicant's Representative Edgar Felix, RKAA Architects Inc.
Staff Recommendation Approval

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	Camelback Road	Arterial	65-foot south half street
	Highland Avenue	Collector	Varies, 40-52-foot north half street
	20th Street	Minor Collector	50-foot west half street
<p>LAND USE ELEMENT, GOAL 2: EMPLOYMENT AND POPULATION BALANCE: DEVELOPMENT OF EACH VILLAGE'S POTENTIAL SHOULD BE ENCOURAGED BY DISTRIBUTING A DIVERSITY OF EMPLOYMENT AND HOUSING IN A WAY THAT ACHIEVES A BALANCED CITYWIDE PLAN AND THAT IS CONSISTENT WITH COMMUTE TRAVEL PATTERNS AND THE CURRENT CHARACTER OF EACH DEVELOPED VILLAGE.</p> <p>The proposed massage establishment will add to the diversity of employment opportunities in the area and is consistent with surrounding uses.</p>			
<p>NEIGHBORHOOD ELEMENT, GOAL 2, POLICY 3: CREATE NEW DEVELOPMENT 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.</p>			

The proposed use would occupy only a suite consisting of approximately 1,699 square feet within an existing shopping center. Traffic to the facility would not be excessive and the use would provide a service to the surrounding community.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Retail / Office / Storage Facility	C-2 SP / C-2 / PSC / P-2
North	Retail / Multi-Family Residential	C-2 / C-1 / PAD-15
South	Open Space	R1-6
East	Retail	C-2
West	Retail / Office / Public Library	C-2 / R-4

Background/Issues/Analysis

1. This is a request to rezone 0.04 acres from C-2 SP (Intermediate Commercial Special Permit) to C-2 SP (Intermediate Commercial, Special Permit) to allow a massage establishment and self-storage facility and all underlying C-2 uses.
2. The request is for a single suite within the Camelback Colonnade, an existing major shopping center with several major tenants. The proposed massage establishment will be an Elements Massage located near the center of the shopping center and close to major anchors Fry's Grocery Store and PetSmart.
3. The General Plan land use designation for the parcel is Commercial. The proposal is consistent with the General Plan designation and the land uses in the area.
4. The City of Phoenix requires licensing for the massage practitioner, the massage establishment and anyone with 20% or more interest in the establishment.
5. Rezoning case Z-SP-18-96-6 established the existing Special Permit on April 3, 1996. The Special Permit allows for the existing underground self-storage facility. No changes are proposed to the self-storage facility.
6. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1745 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
7. 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 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. Traffic to the facility would not be excessive and the use would provide a service to the surrounding community.

Stipulations

N/A

Writer

Xandon Keating

03/18/15

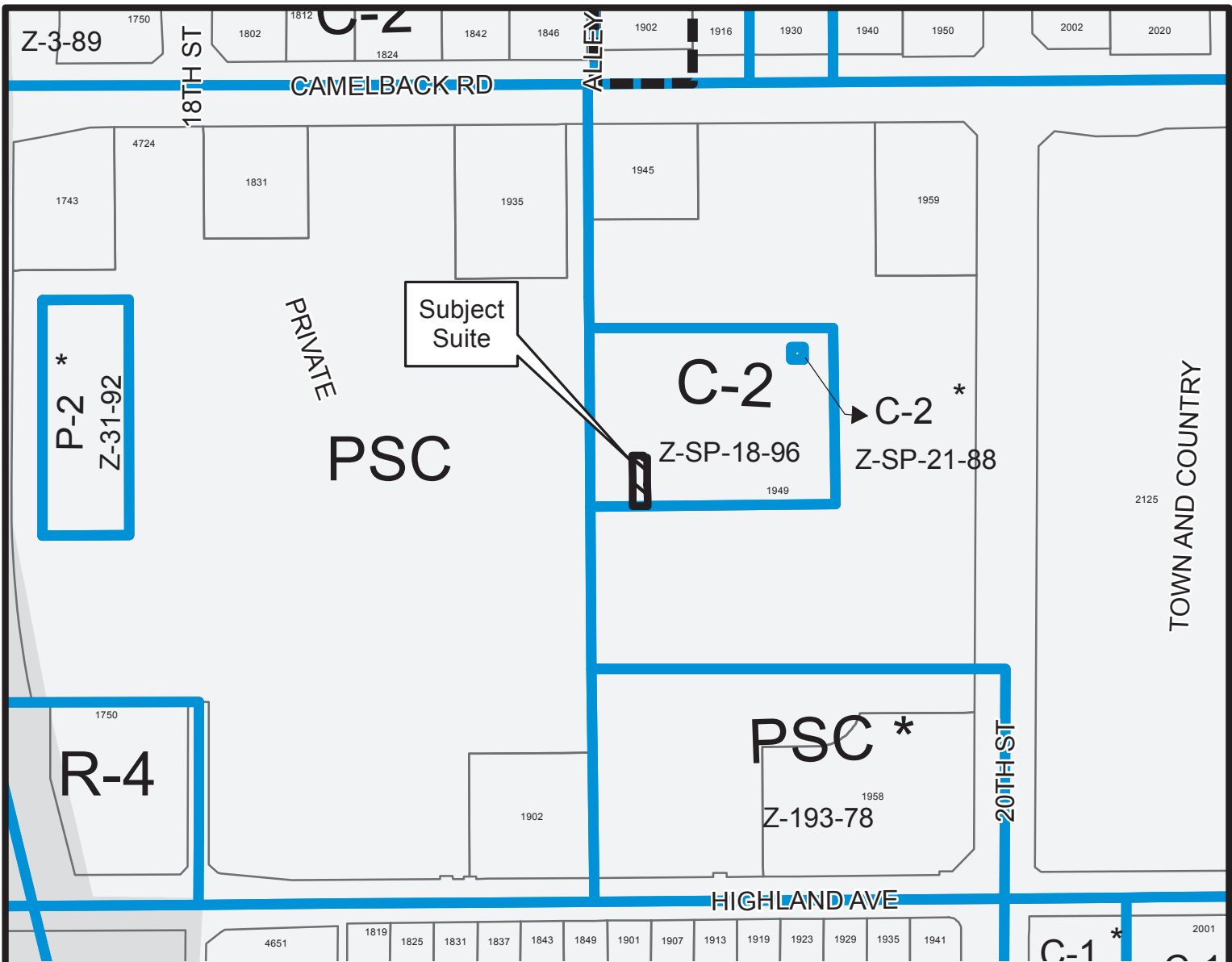
Team Leader

Joshua Bednarek

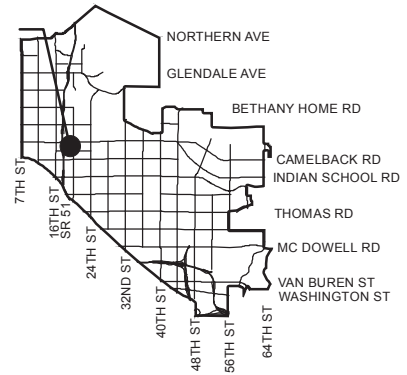
Attachments

Sketch Map

Aerial



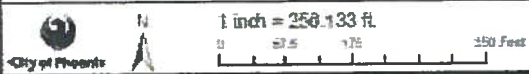
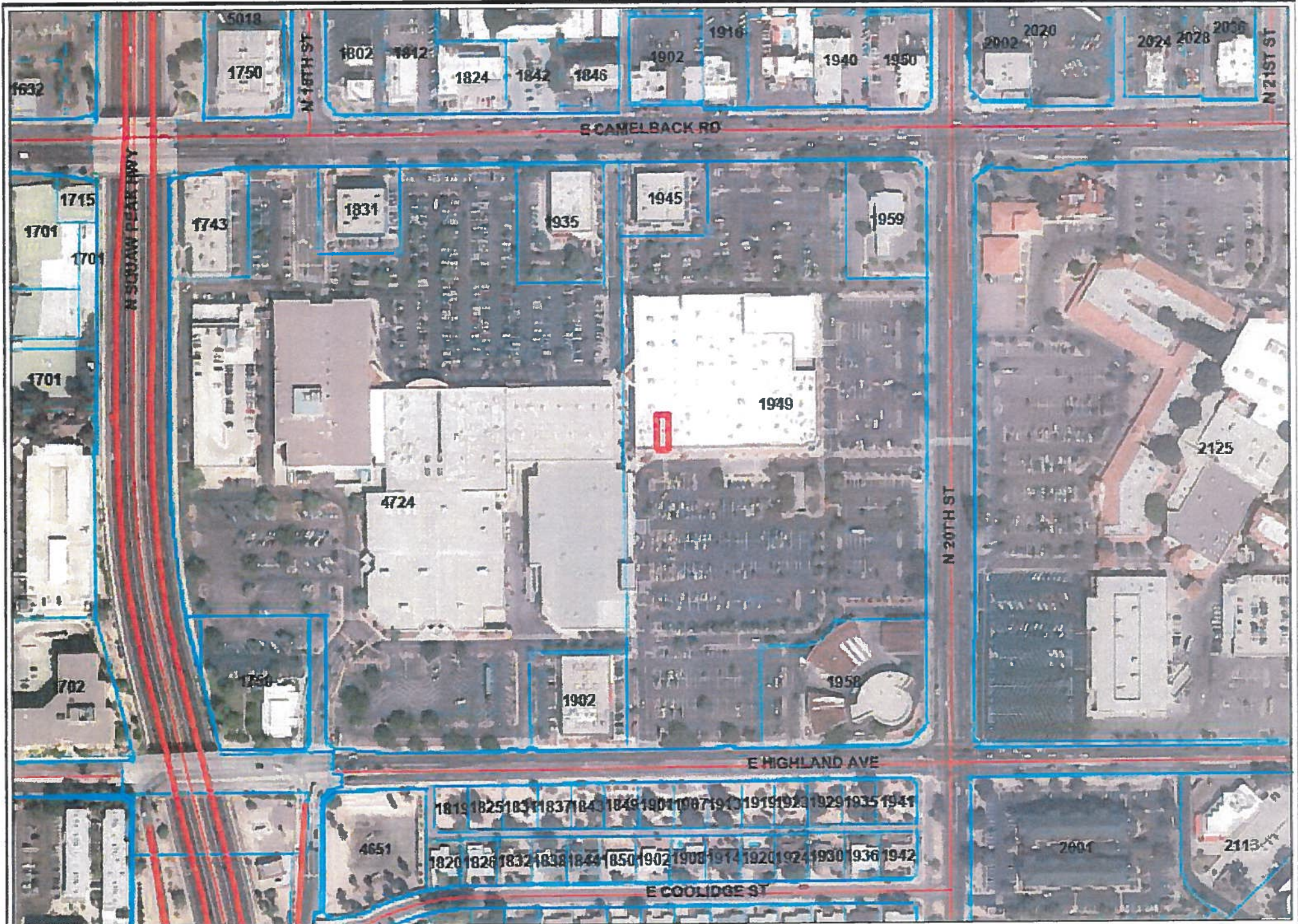
Z-SP-1-15



CITY OF PHOENIX PLANNING DEPARTMENT
CAMELBACK EAST VILLAGE
 CITY COUNCIL DISTRICT: 6

APPLICANT'S NAME: Carroll Klein		REQUESTED CHANGE: FROM: C-2 SP, (.04 a.c.) TO: C-2 SP, (.04 a.c.)	
APPLICATION NO. Z-SP-1-15	DATE: 3/11/15	REVISION DATES:	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> .04 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 18-31	<small>ZONING MAP</small> H-9	
MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION	
C-2	0	0	
C-2	0	0	

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



Planning and Development

The information provided on this map is based on record drawings submitted by owners. Users of this information are cautioned that independent verification of actual conditions may be necessary.