

Staff Summary Report



Hearing Officer Hearing Date: May 20, 2008

Agenda Item Number: 18

SUBJECT: This is a public hearing for a request by **ALL ABOUT YOU MEDSPA – BECKY ABBOTT – MASSAGE THERAPY (PL080157)** located at 7517 South McClintock Drive for one (1) use permit.

DOCUMENT NAME: 20080520dsac06

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by **ALL ABOUT YOU MEDSPA – BECKY ABBOTT – MASSAGE THERAPY (PL080157)** (Becky Abbott, applicant; Amboly, property owner) located at 7517 South McClintock Drive, Suite No. 103 in the PCC-1, Planned Commercial Center Neighborhood District for:

ZUP08082 Use permit to allow massage therapy.

PREPARED BY: Alan Como, Planner II (480-350-8439)

REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

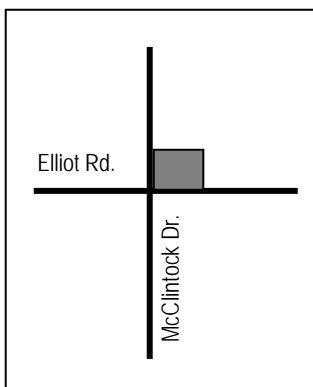
A handwritten signature in black ink, appearing to read 'SEA'.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to two (2) Conditions

ADDITIONAL INFO: The applicant, Becky Abbot is requesting approval of a use permit to allow massage therapy located at 7517 South McClintock Drive, Suite No. 103 in the PCC-1, Planned Commercial Center Neighborhood District. Ms. Abbot plans to offer massage therapy services at All About You Med Spa, an existing use in the commercial center. Staff supports the use permit request as submitted. To date no public input has been received.



PAGES:

1. List of Attachments
2. Comments; Reasons for Approval
3. Conditions of Approval; History & Facts/Description; Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Site plan
5. Floor Plan
6. Staff Photograph(s)

COMMENTS:

The applicant, Becky Abbot is requesting approval of a use permit to allow massage therapy located at 7517 South McClintock Drive, Suite No. 103 in the PCC-1, Planned Commercial Center Neighborhood District. The commercial center is adjacent to R1-4 single-family residential neighborhoods to the north and east, and adjacent to PCC-1 district to the south. Ms. Abbot plans to offer massage therapy services at All About You Med Spa, an existing use in the commercial center. Massages will typically be by appointment, though walk-in clients will be accepted. Hours of operation will be 9:00am to 6:00pm, Monday, Tuesday, Thursday, and Friday. Ms. Abbot will be the only one performing massages.

Staff supports the use permit request as submitted. To date no public input has been received

Use Permit

The Zoning and Development Code requires a use permit to allow a massage therapist in the PCC-1, Planned Commercial Center Neighborhood District.

Evaluating the use permit, the proposal appears to pass the use permit test listed below:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
 - There will be no significant increase in vehicular or pedestrian traffic in adjacent areas. The use of the facility is typically by appointment so the impact on traffic should be very minimal.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - This use should not create any nuisances.
- c. Contribution to the deterioration of the neighborhood or to the downgrading of property values which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the City's adopted plans, or General Plan;
 - The proposed development would not contribute to neighborhood deterioration or downgrade property values. This use permit request is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area, but will further the General Plan Land Use Element Goals and Strategies.
- d. Compatibility with existing surrounding structures and uses;
 - The proposed use appears to be compatible with surrounding uses

Conclusion

Staff recommends approval of the use permit, subject to conditions.

REASON(S) FOR APPROVAL:

1. There will be no significant increase in vehicular or pedestrian traffic in adjacent areas. The use is typically by appointment so the impact to traffic should be very minimal.
2. This use should not create any nuisances.
3. The proposed development would not contribute to neighborhood deterioration or downgrade property values. This use permit request is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area, but will further the General Plan Land Use Element Goals and Strategies.
4. The proposed use appears to be compatible with surrounding uses.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

**CONDITION(S)
OF APPROVAL:**

1. Obtain all necessary clearances from the Building Safety Division.
2. All new signs to receive separate approval and permits, contact Planning Staff at (480) 350-8441.

HISTORY & FACTS:

None related to this case

DESCRIPTION:

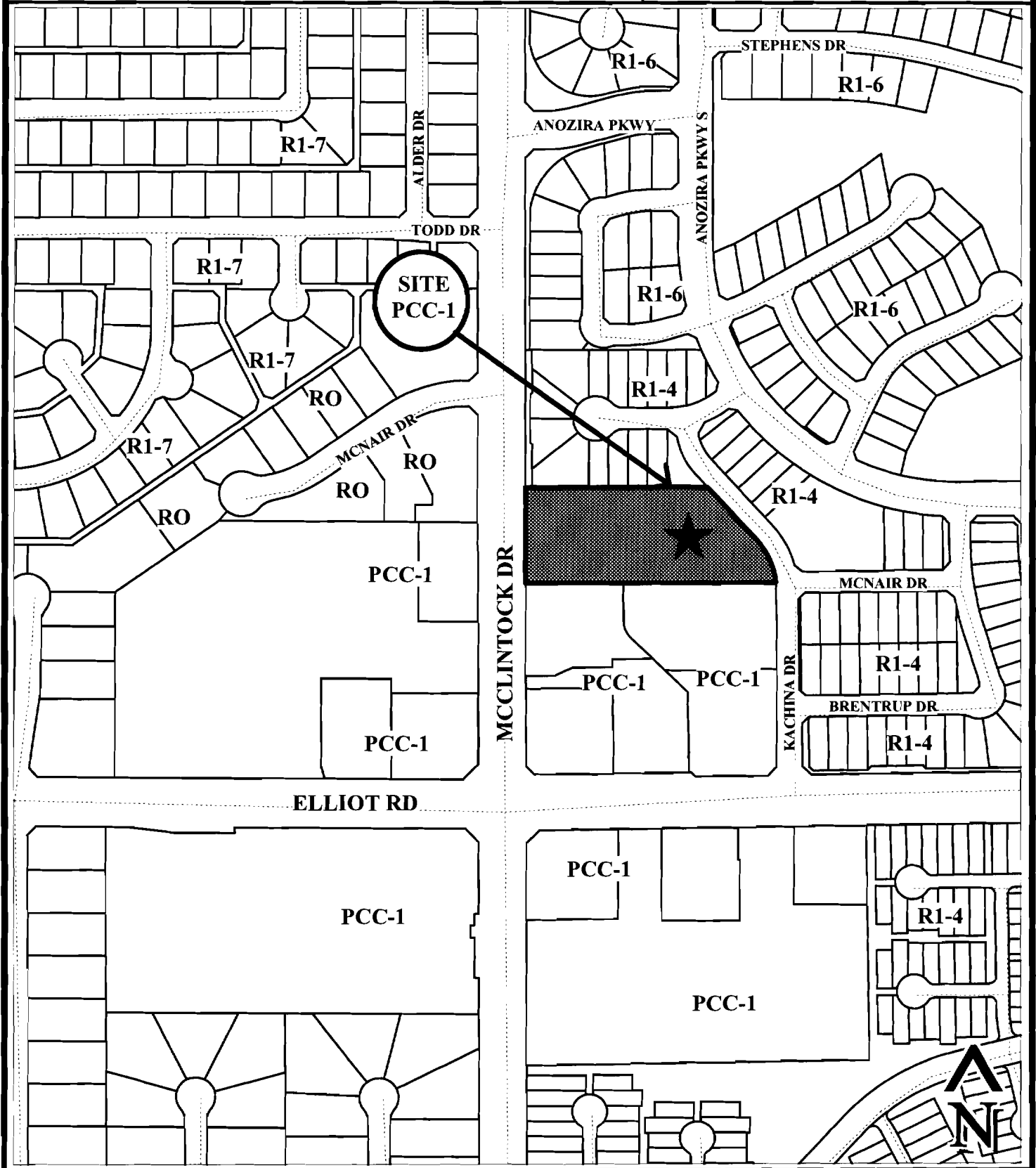
Owner – Amboly
Applicant – Becky Abbott
Existing Zoning – PCC-1, Planned Commercial Center Neighborhood District
Parcel Area – 14,944 s.f.
Building Area – 1,983 s.f.
Applicant's area – 108 s.f.
Parking Required – 1 space
Parking Provided – 20 spaces

**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

Section 3-202, Table 3-202A Permitted Land Uses
Section 6-308 – Use Permits

**ALL ABOUT YOU MEDSPA -
BECKY ABBOTT - MASSAGE THERAPY**

PL080157





ALL ABOUT YOU MEDSPA- BECKY ABBOTT- MASSAGE THERAPY (PL080157)

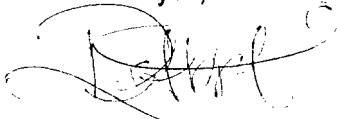
April 30, 2008

Letter of Explanation for City of Tempe Zoning

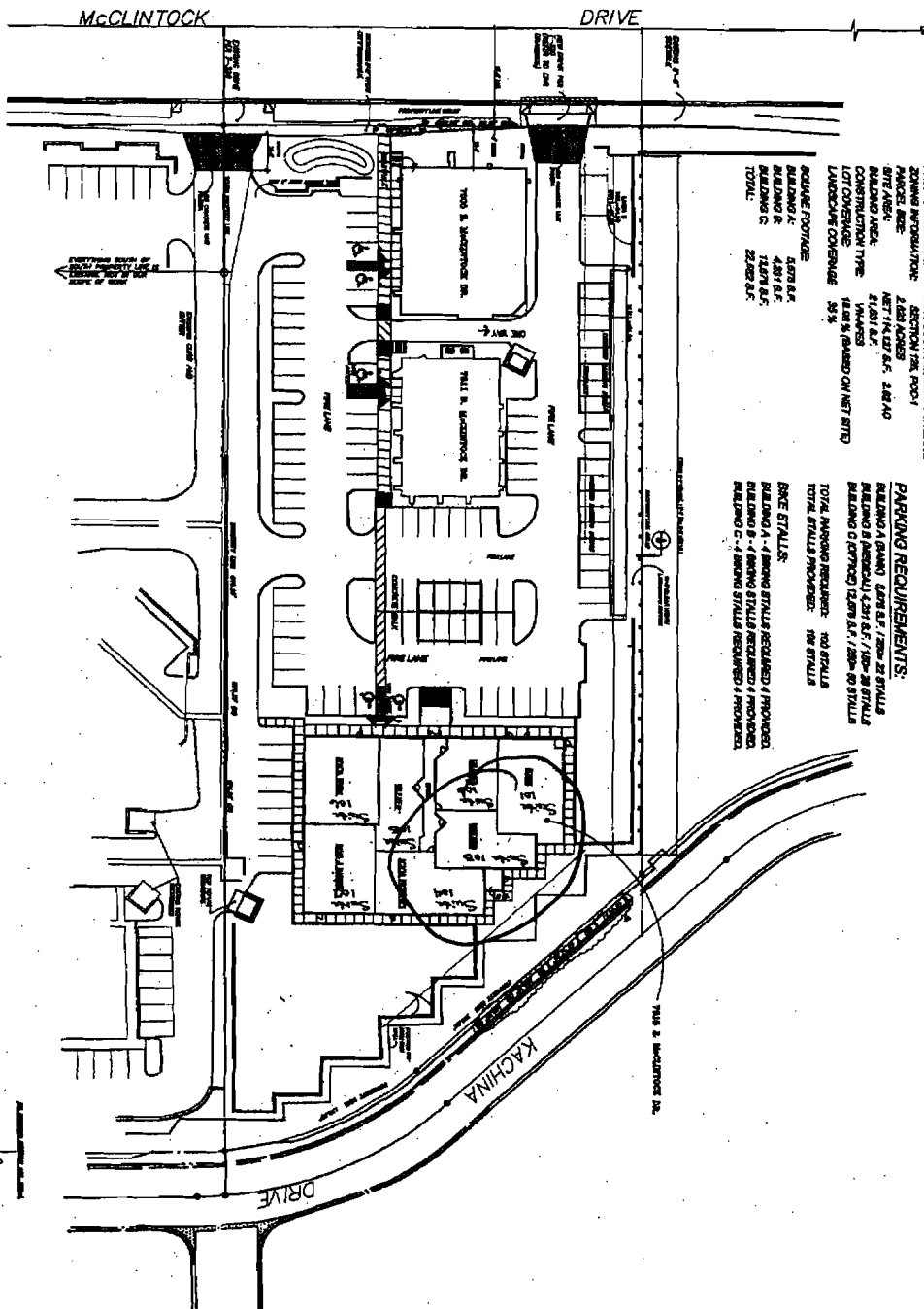
To Whom It May Concern:

I am writing to inform you of the purpose of Becky Abbott ~ Massage Therapy. I intend to practice therapeutic massage techniques in order to provide relief to clients suffering from acute or chronic pain conditions. Massages are scheduled by appointment, however I will welcome walk-in clientele if my schedule is open. I am offering my services within an existing business called All About You Medspa. They have been tenants in this office complex for a year. My office hours will be: Monday, Tuesday, Thursday and Friday from 9.00am – 6.00pm. I am the business owner and will not be hiring any employees.

Thank you,

A handwritten signature in black ink, appearing to read 'Rebecca Abbott', with a large, stylized flourish extending from the end of the signature.

Rebecca Abbott
480.620.8268
becky-abbott@hotmail.com



PROJECT INFORMATION:

LEGAL DESCRIPTION: LOT 3 THROUGH 8 INCLUDING AN EXISTING W/ALAGE, ACCORDING TO PLAT RECORDED IN BOOK 891 OF MAPS, PAGE 36 RECORDS OF MARICOPA COUNTY, ARIZONA.

PROJECT ADDRESS: 2515 S. MCCLINTOCK DRIVE, SECTION 19N, T10S, R10E, S4E, 24S, 40D

OWNER: INFINITY CENTER, LLC

DESIGNER: J. J. JENSEN & ASSOCIATES, P.C.

NET AREA: 21,421 S.F.

NET LOT AREA: 21,421 S.F.

CONSTRUCTION TYPE: W/ALAGE

LOT COVERAGE: 18.25% (BASED ON NET SITE)

LANDSCAPE COVERAGE: 35%

REQUIRED FOOTAGE:

BUILDING A: 12,000 S.F.

BUILDING B: 12,000 S.F.

BUILDING C: 12,000 S.F.

TOTAL: 36,000 S.F.

PARKING REQUIREMENTS:

BUILDING A (GRAND): 12,000 S.F. / 1800-22 STALLS

BUILDING B (JEWELRY): 12,000 S.F. / 1800-22 STALLS

BUILDING C (CLOTHING): 12,000 S.F. / 1800-22 STALLS

TOTAL PARKING REQUIREMENT: 5400 STALLS

TOTAL STALLS PROVIDED: 1800 STALLS

BIKE STALLS:

BUILDING A - 4 BIKE STALLS REQUIRED / PROVIDED

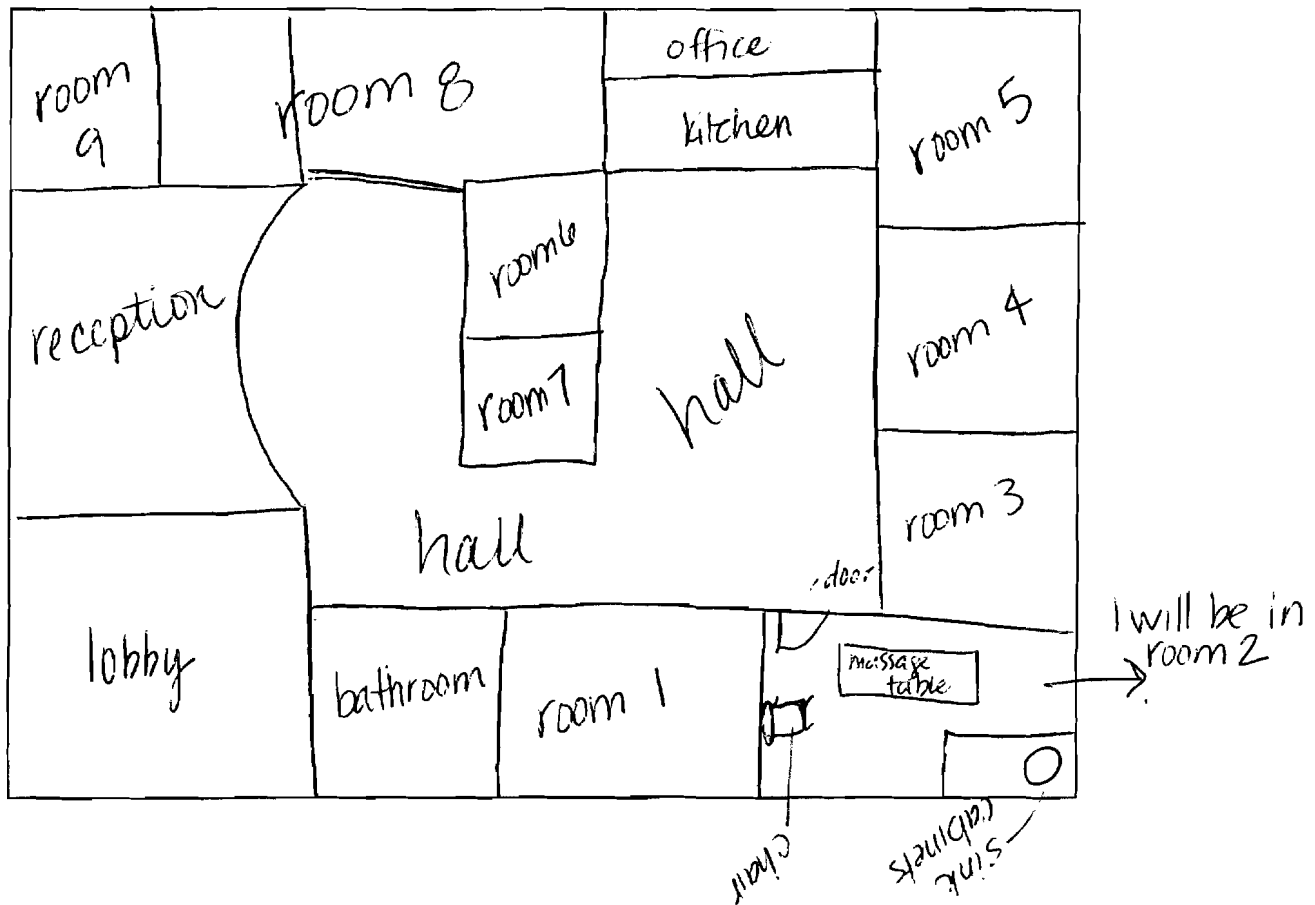
BUILDING B - 4 BIKE STALLS REQUIRED / PROVIDED

BUILDING C - 4 BIKE STALLS REQUIRED / PROVIDED

INFINITY CENTER
2515 S. MCCLINTOCK DR.
TEMPE, ARIZONA 85282

INFINITY CENTER, LLC AND ANY REPRESENTATION OR RELEASE IN WHOLE OR IN PART CHALLENGING INDIVIDUAL, RETAINED WITHOUT WRITTEN PERMISSION FROM ARCHA HOMES, LLC IS STRICTLY FORBIDDEN.

Becky Abbott ~ Massage Therapy Suite
7417 S. McClintock, Suite 103 Room 2
Tempe, AZ 85283





ALL ABOUT YOU MEDSPA-BECKY ABBOTT- MASSAGE THERAPY

**7517 SOUTH MCCLINTOCK DRIVE, SUITE NO.
103**

PL080157

FRONT OF BUILDING