



Chandler · Arizona
Where Values Make The Difference



MEMORANDUM **Planning Division – PZ Memo No. 15-096**

DATE: NOVEMBER 4, 2015

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER *KAJ*

FROM: JODIE M. NOVAK, MEP, CPM, SENIOR CITY PLANNER *JMN*

SUBJECT: ZUP15-0014 PALM PLAZA (HG THERAPIES, LLC)

Request: Use Permit approval to allow a therapeutic massage and aesthetics/skin care business within the Planned Industrial District (I-1) zoning with a Planned Area Development (PAD) overlay, I-1/PAD

Location: 3130 N. Arizona Avenue, Suite 108, west of Arizona Avenue and north of Elliot Road

Applicant: Heather Gerken

Project Info: A 653 square foot suite in a 10,808 square foot building, therapeutic massage therapy and aesthetics/skin care business

RECOMMENDATION

Planning Staff, upon finding the request to be consistent with the General Plan, recommends approval subject to conditions.

BACKGROUND

The subject property is located within an industrial and commercial development zoned Planned Industrial District (I-1) zoning with a Planned Area Development (PAD) overlay, I-1/PAD. The Palm Plaza development consists of seven buildings in which five buildings are for light industrial/office uses and two buildings fronting Arizona Avenue are for commercial use. The property was zoned I-1/PAD in 1986 to allow additional light industrial, repair type services, and office uses deemed compatible with I-1 uses and the existing Community Commercial (C-2) uses permitted in two buildings.

The request is to allow a therapeutic massage and aesthetics/skin care business within a building zoned for light industrial/office use occupying approximately 653 square feet. The suite includes two treatment rooms to accommodate one client at a time for therapeutic massage and aesthetic therapies interchangeably. A maximum of four people will be on-site at any one time; two employees and two clients. Services offered include, but not limited to, massage of multiple modalities, stretching sessions, facials, and eyelash extensions. The hours of operation are seven days a week from 8 a.m. to 9 p.m. on an appointment only basis.

The development includes shared parking spaces and appropriate parking is provided to accommodate the proposed and existing businesses.

DISCUSSION

Planning Staff finds the proposed therapeutic massage and aesthetics/skin care business to be a compatible use within the existing light industrial/office and commercial uses in Palm Plaza. The location provides adequate parking and access for the proposed use. A one-year time limit is conditioned to ensure the proposed use operates compatibly since a personal service type use has not been approved before in this development.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on October 7, 2015. No one attended other than the applicant.
- As of the writing of this memo, Planning Staff is not aware of any concerns or opposition.

RECOMMENDED ACTION

Planning Staff recommends Planning Commission motion to recommend approval of ZUP15-0014 PALM PLAZA (HG THERAPIES, LLC), subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. The site shall be maintained in a clean and orderly manner.
3. The Use Permit is non-transferable to any other property.
4. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.
5. The Use Permit shall remain in effect for one (1) year from the date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require Use Permit re-application to and approval by the City of Chandler.

PROPOSED MOTION

Motion Planning Commission to recommend approval of Use Permit case ZUP15-0014 PALM PLAZA (HG THERAPIES, LLC), subject to the conditions as recommended by Planning Staff.

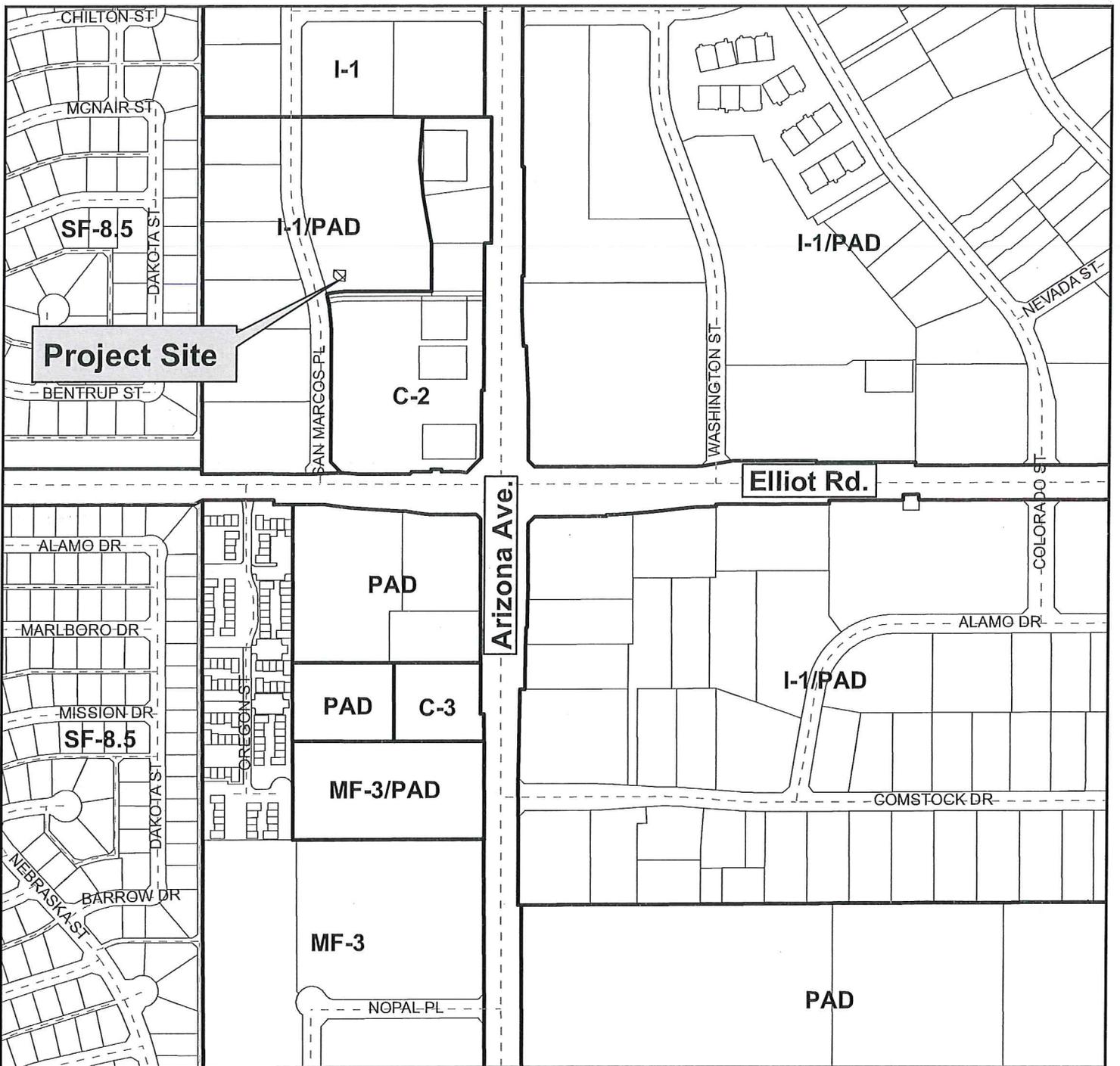
PZ Memo No. 15-096

Page 3 of 3

November 4, 2015

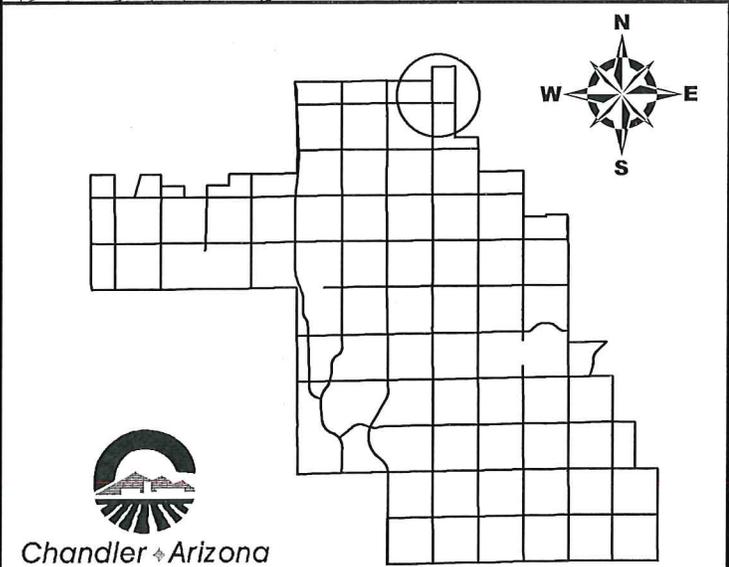
Attachments

1. Vicinity Maps
2. Narrative Statement
3. Site Plan
4. Building Layout
5. Floor Plan



Arizona Ave.

Elliot Rd.

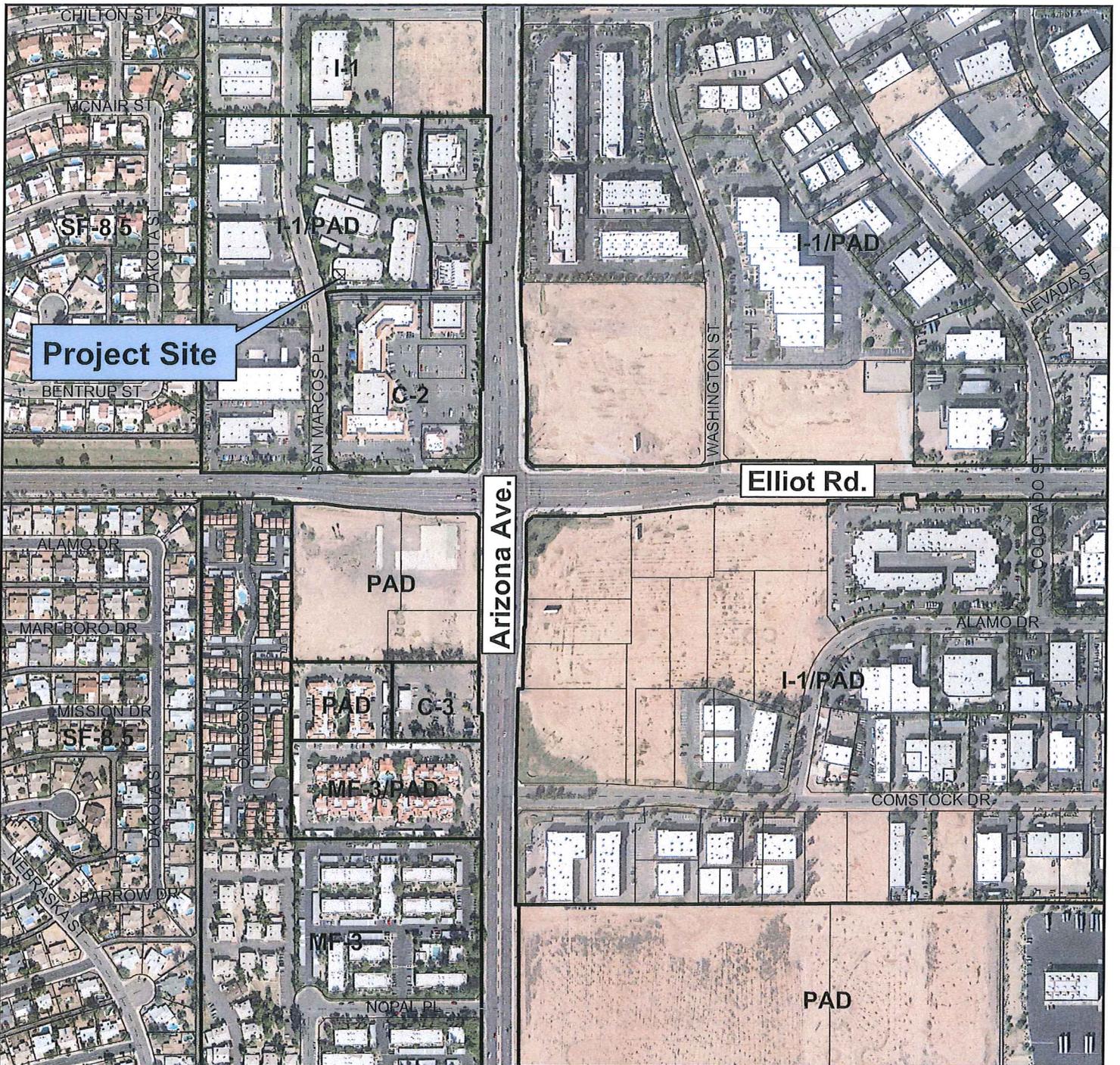


Vicinity Map



ZUP15-0014

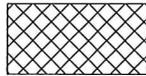
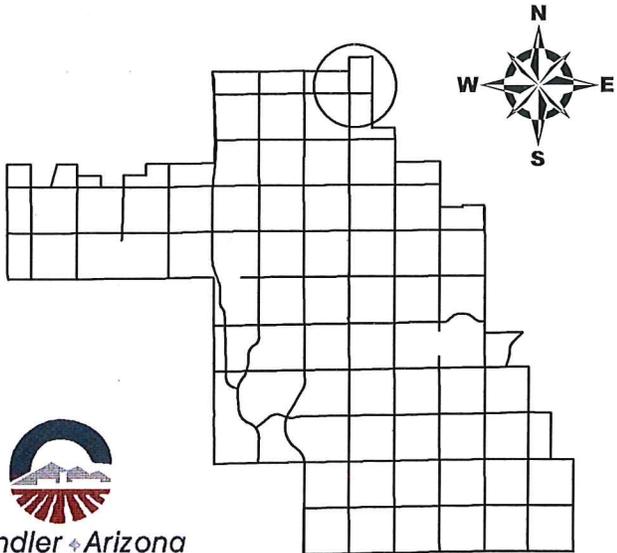
**Palm Plaza
(HG Therapies, LLC)**



Arizona Ave.

Elliot Rd.

Vicinity Map



ZUP15-0014

**Palm Plaza
(HG Therapies, LLC)**



HG Therapies, LLC
3130 N. Arizona Ave. Suite 108
Chandler, AZ 85225

October 23, 2015

Planning Division
215 E. Buffalo St.
Chandler, AZ 85225

Dear City of Chandler Planning Division,

I am requesting a Use Permit approval to allow a therapeutic massage therapy and aesthetics/skin care business at 3130 N. Arizona Ave. Suite 108, Chandler 85225. The location is within Planned Industrial District with a Planned Area Development overlay zoning district, I-1/PAD. The PAD overlay allows buildings with I-1 zoning to have offices, warehousing, and distribution, light manufacturing/assembly/repair, and retail outlets selling specialty items in areas with good visibility and access. The PAD overlay does not allow personal services such as massage and day spas, hair salons, and the like.

This Use Permit is to allow me as HG Therapies, LLC and as the sole employee/manager/owner to use this location for massage and aesthetics. I am currently leasing Suite 108 from WCCP Palm Plaza, LLC and will be until June 30, 2018. I do plan to sublease to a maximum of four other businesses that will have their own employees that are also licensed massage therapists and or aestheticians. These employees will work within the same parameters of the office. At no time will there ever be more than two employees including myself working at this location at one time.

HG Therapies, LLC is a therapeutic massage therapy and aesthetics/skin care business. The location has a waiting area in the front, two treatment rooms, and a handicap accessible restroom. The two treatment rooms have one therapy table each and are able to accommodate one client at a time. Both rooms will be used for massage and aesthetic therapies interchangeably. Due to the location size there can only be four people in the office (two employees and two clients) at any given time. Services offered will include but not limited to massage of multiple modalities, stretching sessions, facials, and eyelash extensions. The business will operate seven days a week during the hours of 8:00am to 9:00pm on a "By Appointment Only" basis. No "Walking Ins" will be accepted for therapist safety and the security of the office. Actual times someone may be in the office will depend on the appointments scheduled on any given day.

Palm Plaza development has a total of 224 shared parking spaces and the adjacent 81 shared parking with Pacific Seafood Buffet at 3110 N. Arizona Avenue to which Palm Plaza has an agreement with for sharing the parking area. At this time there are 24 total businesses sharing the parking areas. The number of total parking spaces varies based on businesses hours of operation and day to day traffic.

Respectfully,



Heather L. Gerken

Narrative
Statement

VICINITY MAP

3324

3250

3200

3150

3100

3050

150

N. SAN MARCOS PL.

W. CHILTON DR.

N. ARIZONA AVE.

145

3150

3160

3170

3140

3120

3110

3130

3080

3002

3000

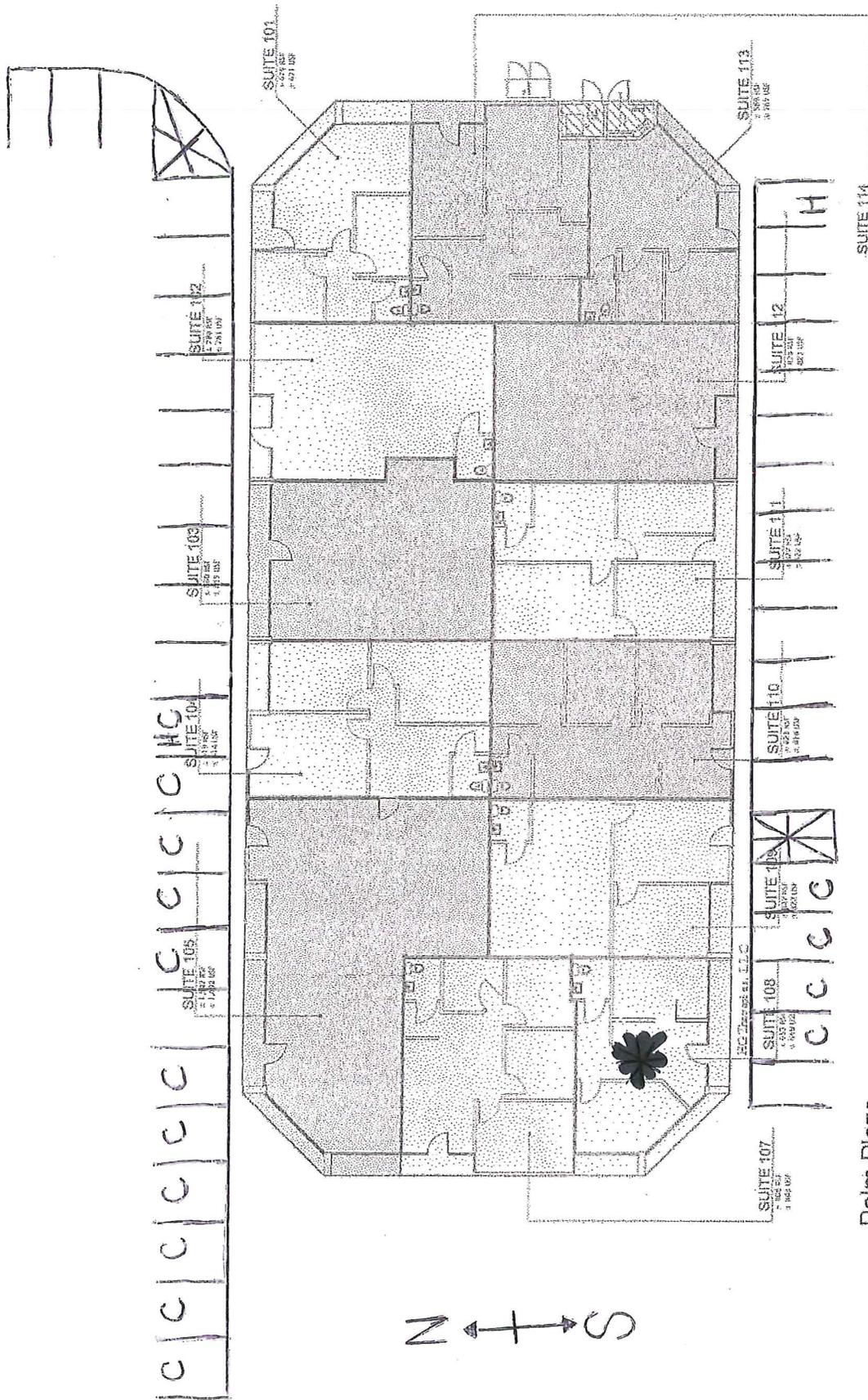
W. ELLIOT RD.

-  = Traffic Signal
-  = Stop Sign
-  = Entry Opening

-  = Buildings w/ Hazardous Materials
-  = Parking
-  = Site Location Suite 108



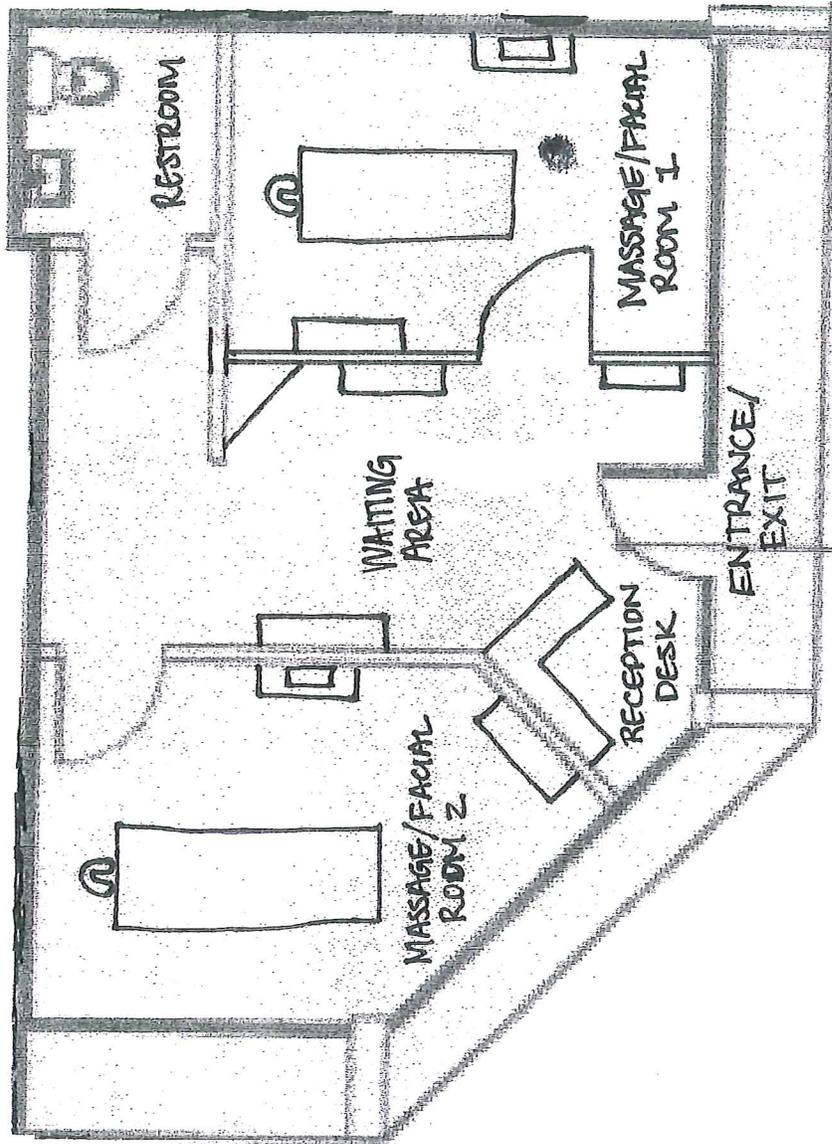
SITE PLAN



* = Site Location
 C = Covered Parking
 H = Handicap Accessible Parking

Palm Plaza
 3130 N. Arizona Ave.
 Chandler, AZ 85225
 Building Configuration

Building layout



Palm Plaza
 3130 N. Arizona Ave.
 Suite 108
 Chandler, AZ 85225

Office Configuration

HG Therapies, LLC

SUITE 108

± 653 RSF

± 649 LSF

FLOOR PLAN