

Attachment D

REPORT OF PLANNING COMMISSION ACTION January 7, 2021

ITEM NO: 12	
	DISTRICT NO.: 7 and 8
SUBJECT:	
Application #:	Z-SP-6-20-7-8
Location:	Approximately 170 feet south of the southwest corner of 59th Avenue and Baseline Road
From:	S-1 (Approved C-2)
To:	C-2 SP
Acreage:	0.06
Proposal:	Special Permit for a massage establishment and all underlying C-2 uses
Applicant:	PCRK Group
Owner:	LB 59th, LLC
Representative:	Berry Riddell - Wendy Riddell, Esq.

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

Laveen 12/14/2020 Approval, per the staff recommendation. Vote: 11-0.

Planning Commission Recommendation: Approval, per the Laveen Village Planning Committee recommendation.

Motion Discussion: N/A.

Motion details: Commissioner Howard made a MOTION to approve Z-SP-6-20-7-8, per the Laveen Village Planning Committee recommendation.

Maker: Howard
Second: Mangum
Vote: 9-0
Absent: None
Opposition Present: No

Findings:

1. The use will be appropriately located in an established retail center with access from a major arterial scenic drive and an arterial street.
2. The proposal is consistent with the Mixed Use (Commercial/Commerce Park) General Plan Land Use Map designation and with surrounding commercial land uses.
3. The proposal will provide a specialized commercial service that caters to the

diverse needs of the community within an existing shopping center.

Stipulations:

None

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