

## ATTACHMENT D

### REPORT OF PLANNING COMMISSION ACTION April 4, 2024

ITEM NO: 10	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-SP-8-23-6
Location:	Southeast corner of 20th Street and Camelback Road
From:	C-2 CEPCSP
To:	C-2 SP CEPCSP
Acreage:	0.09
Proposal:	Massage Therapy and all underlying C-2 commercial uses
Applicant:	Nicholas and Tricia Karabas
Owner:	Town & Country Camelback, LLC, et al.
Representative:	Dennis Colwell

#### **ACTIONS:**

Staff Recommendation: Approval, subject to a stipulation.

Village Planning Committee (VPC) Recommendation:

**Camelback East** 3/5/2024 Approval, per the staff recommendation. Vote: 15-0.

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

Motion Discussion: N/A

Motion details: Commissioner Matthews made a MOTION to approve Z-SP-8-23-6, per the Camelback East Village Planning Committee recommendation.

Maker: Matthews  
Second: Gorraiz  
Vote: 8-0  
Absent: Mangum  
Opposition Present: No

#### **Findings:**

1. The proposal is consistent with the General Plan Land Use Map designation and with surrounding commercial land uses.
2. The use will be appropriately located in an established retail center with access from an arterial and collector streets.
3. The proposal will provide a specialized commercial service that caters to the diverse needs of the community within an existing shopping center.

Stipulations:

1. Prior to final site plan approval or building permit issuance, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

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