



Village Planning Committee Meeting Summary

Z-SP-7-25-2

Date of VPC Meeting	September 2, 2025
Request From	C-2 DRSP
Request To	C-2 SP DRSP
Proposal	Special Permit to allow massage therapy and all underlying C-2 uses
Location	Approximately 650 feet east and 510 feet south of the southeast corner of Tatum Boulevard and Deer Valley Drive
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	8-0

VPC DISCUSSION:

No members of the public registered to speak on this item.

Staff Presentation:

Adrian Zambrano, staff, provided an overview of Rezoning Case No. Z-SP-7-25-2, including the location of the request, surrounding land uses and zoning, and the General Plan Land Use Map designation. Mr. Zambrano stated that the request has not received any community correspondence. Mr. Zambrano shared the staff findings and stated that staff recommends approval.

Applicant Presentation:

Beena Thattil, with Hand and Stone Massage and Facial Spa, introduced herself and provided an overview of the business. Ms. Thattil stated that the Special Permit would allow them to use any room within their existing suite for massage therapy. Ms. Thattil shared the location and stated that the business has been in operation for three years.

Questions from Committee:

Chair Steven Bowser asked if the Special Permit is required for this particular use anywhere within the City of Phoenix. **Mr. Zambrano** responded affirmatively, noting that the existing business offers massage therapy as an accessory use, and the Special Permit would allow it as a primary use.

Vice Chair Louis Lagrave stated that this is a first-class nationwide business.

Committee Member Richard Carlucci asked how long the process has taken for this request. **Ms. Thattil** responded that it has been five months, noting that she started in May 2025 and took some time to become familiarized with the process.

Committee Member George Birchby asked if there are any structural changes proposed within the suite. **Ms. Thattil** responded that there are not.

Chair Bowser clarified that this Special Permit requirement is not unique to the Desert Ridge Specific Plan and is the same citywide per the Phoenix Zoning Ordinance.

Public Comments:

None.

Applicant Response:

None.

MOTION:

Vice Chair Louis Lagrave made a motion to recommend approval of Z-SP-7-25-2, per the staff recommendation. **Committee Member Reginald Younger** seconded the motion.

VOTE:

8-0; the motion to recommend approval of Z-SP-7-25-2 per the staff recommendation passes with Committee Members Barto, Birchby, Carlucci, Israel, Kollar, Younger, Lagrave and Bowser in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.