



Village Planning Committee Meeting Summary

Z-SP-8-23-6

Date of VPC Meeting	March 5, 2024
Request From	C-2 CEPCSP
Request To	C-2 SP CEPCSP
Proposal	Massage therapy and all underlying C-2 uses
Location	Southeast corner of 20th Street and Camelback Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	15-0

VPC DISCUSSION:

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

STAFF PRESENTATION:

John Roanhorse, staff, provided an overview of the special permit request including the location of the proposal, existing zoning and districts surrounding the proposed site. Mr. Roanhorse noted that the proposal is located within the Camelback East Primary Core Specific Plan. Mr. Roanhorse displayed the permit requirements and staff findings and stipulation.

Chair Swart commented that the city looks at cases very closely in unique categories and there are existing massage therapy businesses in the area. Chair Swart noted that businesses undergo an extensive background review. Chair Swart stated he met with the applicant and there were no concerns with the proposal that will be presented.

APPLICANT PRESENTATION:

Tricia Karabas introduced herself and spouse Nicholas Karabas and stated her professional experience and background. Ms. Karabas discussed her personal experience in healthcare and how she became involved in the health and wellness industry. Ms. Karabas described their business approach and how they developed within the wellness industry, noting trends and market opportunities. Ms. Karabas displayed the layout, space

and therapy approach that they follow. Ms. Karabas displayed images of the business space and the service brand they have developed and other operating locations. Ms. Karabas stated they work with local groups to provide services and recruit therapist locally. Ms. Karabas discussed the zoning and the location and the level of service that will be provided. Ms. Karabas concluded her comments and thanked the committee.

QUESTIONS FROM THE COMMITTEE:

Committee Member Augusta asked about the business operating hours at the Town and Country location. **Ms. Karabas** responded they expect to operate from 9:00am to 9:00pm seven days a week. Ms. Karabas noted that business hours would not go past 9:00pm.

Committee Member Guevar asked how many treatment rooms will be in the business suite. Ms. Karabas responded there will be 10 therapy spaces in the suite. Committee Member Guevar asked if all the spaces will be available at the same time. **Ms. Karabas** responded that yes but most likely it would take time to build their client level. Committee Member Guevar asked if the therapist were local hires. Ms. Karabas responded that yes, they do recruit from the local schools. Committee Member Guevar asked if their service includes any medical treatment. Ms. Karabas responded the service provided is primarily for relaxation and other personal services are not included.

PUBLIC COMMENTS:

None.

APPLICANT RESPONSE:

None.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE:

MOTION:

Committee Member Guevar motioned to recommend approval of Z-SP-8-23-6 per the staff recommendation. **Committee Member Whitesell** seconded the motion.

VOTE:

15-0; motion to recommend approval of Z-SP-8-23-6 per the staff recommendation passes with Committee members Abbott, Augusta, Baumer, Bayless, Eichelkraut, Guevar, Jurayeva, Langmade, Paceley, Schmieder, Sharaby, Whitesell, Williams, Fischbach and Swart in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.