ATTACHMENT B



Staff Report: Z-SP-7-25-2August 26, 2025

Desert View Village Planning September 2, 2025

Committee Meeting Date:

Planning Commission Hearing Date: September 4, 2025

Request From: <u>C-2 DRSP</u> (Intermediate Commercial, Desert

Ridge Specific Plan) (0.06 acres)

Request To: C-2 SP DRSP (Intermediate Commercial,

Desert Ridge Specific Plan) (0.06 acres)

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

Owner: Vestar DRM-OPCO, LLC

Applicant/Representative: Beena Thattil, Hand and Stone Massage and

Facial Spa

Staff Recommendation: Approval

General Plan Conformity					
General Plan Land Use Map Designation		Commercial, Village Core			
Street Classification Map Designation	Deer Valley Drive	Arterial	71-foot south half street (roadway easement)		
	Tatum Boulevard	Major Arterial	70-foot east half street		

CONNECT PEOPLE & PLACES CORE VALUE; CORES, CENTERS & CORRIDORS; LAND USE PRINCIPLE: Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.

The subject site is located within the Desert View Village Core. The proposal for a massage therapy establishment will add to the variety of land uses that provide services within the Village Core.

August 26, 2025 Page 2 of 5

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: Protect residential areas from concentrations of incompatible land uses that could change their character or destabilize land values.

Commercial land uses are concentrated within the Desert Ridge Marketplace and protect residential areas from concentrations of incompatible land uses.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Communities should consist of a mix of land uses to provide housing, shopping, dining and recreational options for residents.

The proposal for a massage therapy establishment will add to the mix of land uses in Desert Ridge Marketplace and will add to the variety of services offered to residents.

Applicable Plans, Overlays, and Initiatives

Desert Ridge Specific Plan - See Background Item No. 6.

Surrounding Land Uses/Zoning				
	Land Use	<u>Zoning</u>		
On Site	Vacant	C-2 DRSP		
North	Grocery store	C-2 DRSP		
East	Loading dock	C-2 DRSP		
South	Restaurant	C-2 DRSP		
West	Parking lot	C-2 DRSP		

Background/Issues/Analysis

SUBJECT SITE

This request is to rezone 0.06 acres located approximately 650 feet east and 510 feet south of the southeast corner of Tatum Boulevard and Deer Valley Drive from C-2 DRSP (Intermediate Commercial, Desert Ridge Specific Plan) to C-2 SP DRSP (Intermediate Commercial, Special Permit, Desert Ridge Specific Plan) to allow massage therapy and all underlying C-2 uses.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The General Plan Land Use Map designation for the subject site is Commercial and the site is within the Village Core. The proposal for C-2 SP DRSP zoning is consistent with the General Plan Land Use Map.

August 26, 2025 Page 3 of 5

The surrounding sites to the north, east, south, and west of the subject site are also designated as Commercial and Village Primary Core.

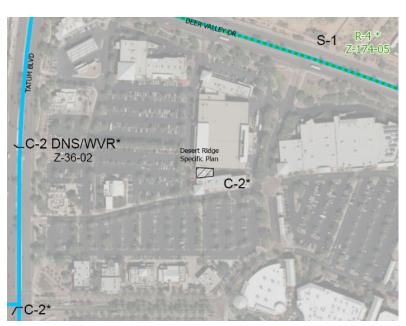


General Plan Land Use Map

Source: Planning and Development Department

SURROUNDING LAND USES AND ZONING

3. To the north of the subject site is a grocery store zoned C-2 DRSP (Intermediate Commercial, Desert Ridge Specific Plan). To the east of the subject site is a loading dock, also zoned C-2 DRSP. To the south is a restaurant, also zoned C-2 DRSP. To the west is a parking lot, also zoned C-2 DRSP.



Zoning Sketch Map

Source: Planning and Development Department

August 26, 2025 Page 4 of 5

4. Site Plan

The site plan, attached as an exhibit, proposes massage therapy as a primary use within the existing Hand & Stone Massage and Facial Spa establishment in Suite 74-1555 within Desert Ridge Marketplace.

5. **Elevations**

The building elevations, attached as an exhibit, are photos of the exterior of the existing suite within Desert Ridge Marketplace.

PLANS, OVERLAYS, AND INITATIVES

6. **Desert Ridge Specific Plan**

The Desert Ridge Specific Plan (DRSP) area is an approximately 5,700-acre master planned community located in Northeast Phoenix generally bounded by the Central Arizona Project (CAP) canal, Pinnacle Peak Road, 32nd Street, and 64th Street. At its inception, the planning area consisted entirely of undeveloped land held in trust by the Arizona State Land Department. The DRSP was approved by the Phoenix City Council in July 1990 and is the governing land use document of the City of Phoenix for Desert Ridge. Desert Ridge is divided into Superblocks, each with their own individual land uses and regulations.

The subject site is located within Superblock 5, Development Parcel 5.A within the DRSP. The Desert Ridge Specific Plan identifies a commercial core area in Superblock 5, which today contains the primary retail destination for the Desert Ridge area. The proposal for C-2 SP DRSP zoning is consistent with the DRSP.

COMMUNITY INPUT SUMMARY

7. At the time this staff report was written, staff has not received any letters of opposition or support.

OTHER

- 8. Staff has received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process.
- Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

- 1. The proposal is consistent with the General Plan Land Use Map designation.
- 2. The proposal will add to the variety of land uses within the Desert View Village Core.

August 26, 2025 Page 5 of 5

3. The proposal will provide a specialized commercial service that caters to the diverse needs of the community within an existing shopping center, Desert Ridge Marketplace.

Stipulations

None.

Writer

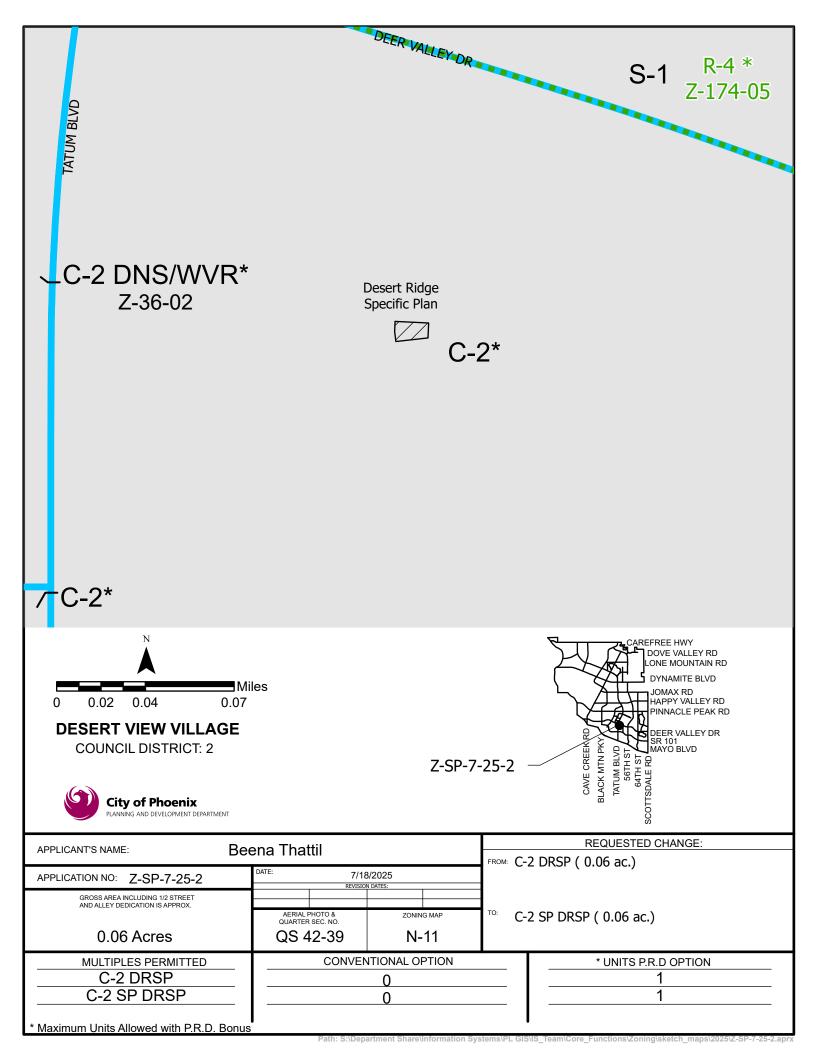
Adrian Zambrano August 26, 2025

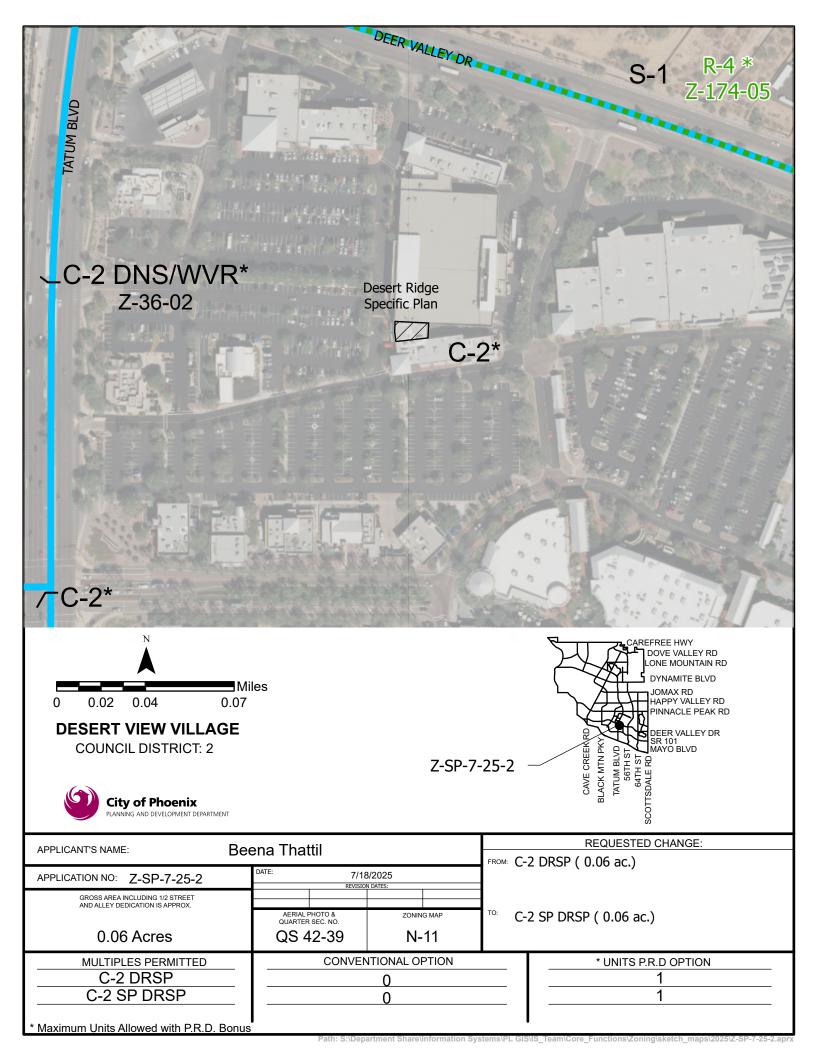
Team Leader

Racelle Escolar

Exhibits

Zoning Sketch Map
Aerial Sketch Map
Site Plan date stamped June 23, 2025
Elevations date stamped June 23, 2025 (4 pages)
Floor Plan date stamped June 23, 2025





- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM
- TO ALL APPLICABLE CODES AND ORDINANCES.
 ALL NEW OR RELOCATED UTILITIES WILL BE PLACED
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIY WATER SERVICES AREA AND HAS BEEN DESIGNATED AS
- ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND HAVING AN ASSURED WATER SUPPLY.

TOTAL SHARED PARKING PROVIDED: 175 SPACES

DIRECTLY ADJACENT

ZONING: C-2 HAND AND STONE MASSAGE & FACIAL SPA FOOTAGE:

2486 SQ FT

PARCEL NUMBER: 212-32-100C

SITE DATA:

DESERT RIDGE MARKETPLACE PER THE CITY OF PHOENIX PARKING

MASSAGE THERAPY CURRENTLY OFFERED AS AN

THIS SUBMITTAL PERTAINS TO AN EXISTING HAND HAS BEEN IN OPERATION FOR THREE YEARS, WITH ACCESSORY USE. THE REQUEST SEEKS A SPECIAL PERMIT WITHIN THE C-2 ZONING DISTRICT TO

PROJECT DESCRIPTION

& STONE MASSAGE & FACIAL SPA LOCATION THAT

SPA IS LOCATED AT DESERT RIDGE MARKETPLACE

allow massage therapy as a primary use.

BOULEVARD & LOOP 101, PHOENIX, AZ. BUILDING

IS EXISTING

AT THE NORTHEAST CORNER

2425 EAST CAMELBACK ROAD, SUITE 750

DEVELOPER

VESTAR

E-MAIL: TRAY@VESTAR.COM

CONTACT: TIM RAY

PHONE: (602) 553-2703

PHOENIX, AZ 85016

5,809 PARKING SPACES PROVIDED THROUGHOUT

5,596.1 PARKING SPACES REQUIRED

- AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AND WILL NOT EXCEED ONE FOOT CANDLE AT THE /IBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE HAVE THE RESPONSIBILITY FOR MAINTAINING WITHIN THE RIGHTS-OF-WAY ODOR NOISE, ACCORDANCE WITH APPROVED PLANS. ON. GENERAL LEVEL OF NOISE, BOUNDARY. LANDSCAPING PROPERTY PERMITS.
 - ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRANSFORMERS, BACKFLOW PREVENTERS, AND OTHEF MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL TO ALL PUBLIC STREETS. ALL ON-SITE ACCESSIBLE SIDEWALKS SHALL BE # LOADING CONTAINERS, TRASH
 - MAXIMUM SLOPE OF 1:20 WITH THE MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBL TO THE AMERICANS WIT MINIMUM OF 3 FEET 0 INCHES WIDE AND HAVE DISABILITIES ACT (ADA) STANDARDS. RAMPS PURSUANT
- PERMANENT AND AUTOMATIC IRRIGATION SYSTEM TO MINIMIZE MAINTENANCE AND WATER CONSUMPTION. MAINTAINED BY LANDSCAPING

VICINITY MAP



EXISTING SHOPPING CENTER SITE PLAN SCALE: NT.S.

CITY OF PHOENIX

Planning & Development Department





City of Phoenix

JUN 2 3 2025





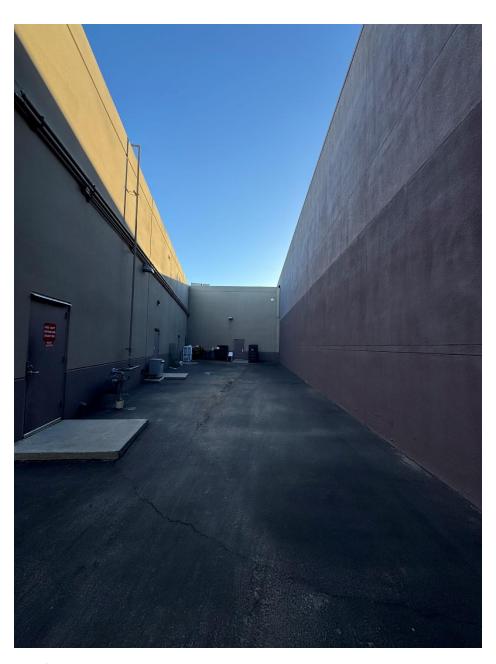
2) Front 2

JUN 2 3 2025



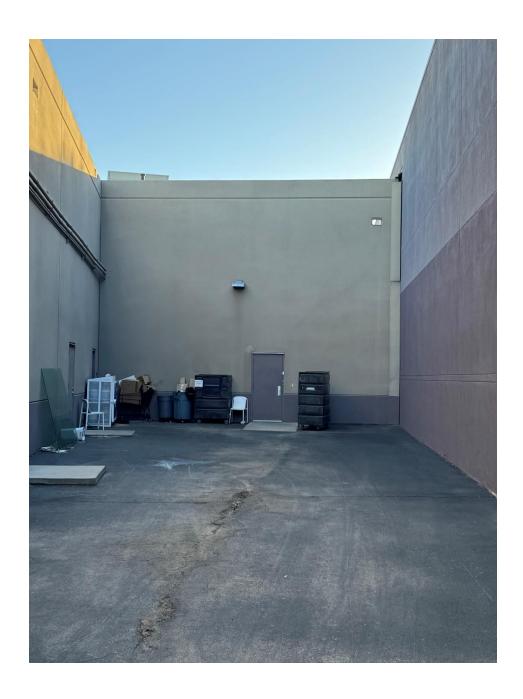
3) Back 1

JUN 2 3 2025



4) Back 2

JUN 2 3 2025



HAND & STONE

Planning & Development

Department

SUITE NN

4 00 1

COMPOSITE FLOOR PLAN SUITE LL-5 0 SUITE

SUITE 2 KEY PLAN - B

SUITE LL-1C

1 COMPOSITE FLOOR PLAN

SUITE LL-1B

0

102

Massage & PACIAL ROOM 7

Massage & FACIAL ROOM T

SUITE #74-1555

262 SF

Massage & FACIAL ROOM 7

Massage &

Massage 8

Massage &

Massage & Facial & Fa