



City of Phoenix

Planning Department

Staff Report Z-SP-31-07-5

December 5, 2007

Alhambra Village Planning Committee Meeting Date February 26, 2008

Zoning Hearing Officer March 17, 2008

Request From: C-2 (3.89 acres)

Request To: C-2 SP (3.89 acres)

Proposed Use Tattoo Shop and all underlying C-2 uses.

Location Approximately 780 feet west of the southwest corner of 35th Avenue and Northern Avenue

Owner M3 Habib Properties LLC

Applicant/Representative Tony Corte
Sarah Kirsch

Staff Recommendation Approval, subject to stipulations

KIVA Number 07-205

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	Northern Avenue	Arterial	40 foot south half
	35th Avenue	Major Arterial	50 foot west half
<p>LAND USE ELEMENT - GOAL 1 URBAN FORM: GROWTH SHOULD BE STRUCTURED INTO A SERIES OF URBAN VILLAGES CHARACTERIZED BY THE FIVE COMPONENTS OF THE URBAN VILLAGE MODEL: CORE, NEIGHBORHOODS, COMMUNITY SERVICE AREAS, REGIONAL SERVICE AREAS, AND OPEN SPACE. 3. INCLUDE A VARIETY OF LAND USES: OFFICE, RETAIL SHOPPING, ENTERTAINMENT AND CULTURAL, HOUSING, HOTEL AND RESORT, AND WHERE APPROPRIATE, SOME TYPES OF INDUSTRY.</p> <p>This specialized land use contributes to the mix of land uses in the village and provides a service to the community.</p>			
<p>GROWTH AREA ELEMENT - GOAL 1 GROWTH: MAINTAIN A HIGH QUALITY OF LIFE AND ECONOMICALLY HEALTHY COMMUNITY.</p> <p>This request provides a service for area residents while providing niche employment opportunities.</p>			

Area Plan
N/A

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Existing Retail Building	C-2
North	Single Family Residential/Commercial	R1-6/C-2
South	Single Family Residential	R1-6
East	Commercial	C-2
West	Single Family Residential	R1-6

Commercial/Commerce Park/Industrial		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Building Setbacks</i>		
Street	N/A	N/A
Side	N/A	N/A
Rear	N/A	N/A
<i>Landscaped Setbacks</i>		
Street	N/A	N/A
Side	N/A	N/A
Rear	N/A	N/A
Lot Coverage	N/A	N/A
Building Height	N/A	N/A
Parking	N/A	N/A

Background/Issues/Analysis

1. Tattooing and body piercing is presently offered at this location within an existing strip commercial center. The shop is under citation with the Neighborhood Services Department for operating a tattoo business without a Special Permit. If approved, this request would allow the tattoo shop to continue operation within its current location.
2. To protect neighborhoods from possible undesirable activities, the City Council, in 1991, amended the Zoning Ordinance to require that a Special Permit be obtained in order for those identified uses to be located in the C-2 zoning district. This includes the establishment of a tattoo shop. The Special Permit process allows for monitoring of the use through the public hearing process. (A tattoo is an indelible design or marking made by the insertion of a pigment into punctures or cuts in the skin. In technical terms, tattooing is micro-pigment implantation.)

3. To the south and west of the subject site are single family residences. The homes are separated from the shop by a fully dedicated alley, existing parking spaces and refuse collection.



Subject Site

4. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments, or other formal actions may also be required.

Findings

1. The proposed land use is consistent with the General Plan Land Use Map designation of Commercial.
2. The proposed land use offers a service that should have no detrimental impact to the area.

Stipulations

1. That development shall be in general conformance to the site plan date stamped December 7, 2007 with specific regard to the tattoo shop suite location as approved by the Development Services Department.

Writer

MT

12/05/2007

JH

Attachments

Zoning Sketch

Aerial

Site plan, 12/29/05

