



# Gala Event Center Conditional Use Permit CUP23-03

Planning Commission Hearing – May 25, 2023

Matthew Taylor  
Senior Planner





# Request

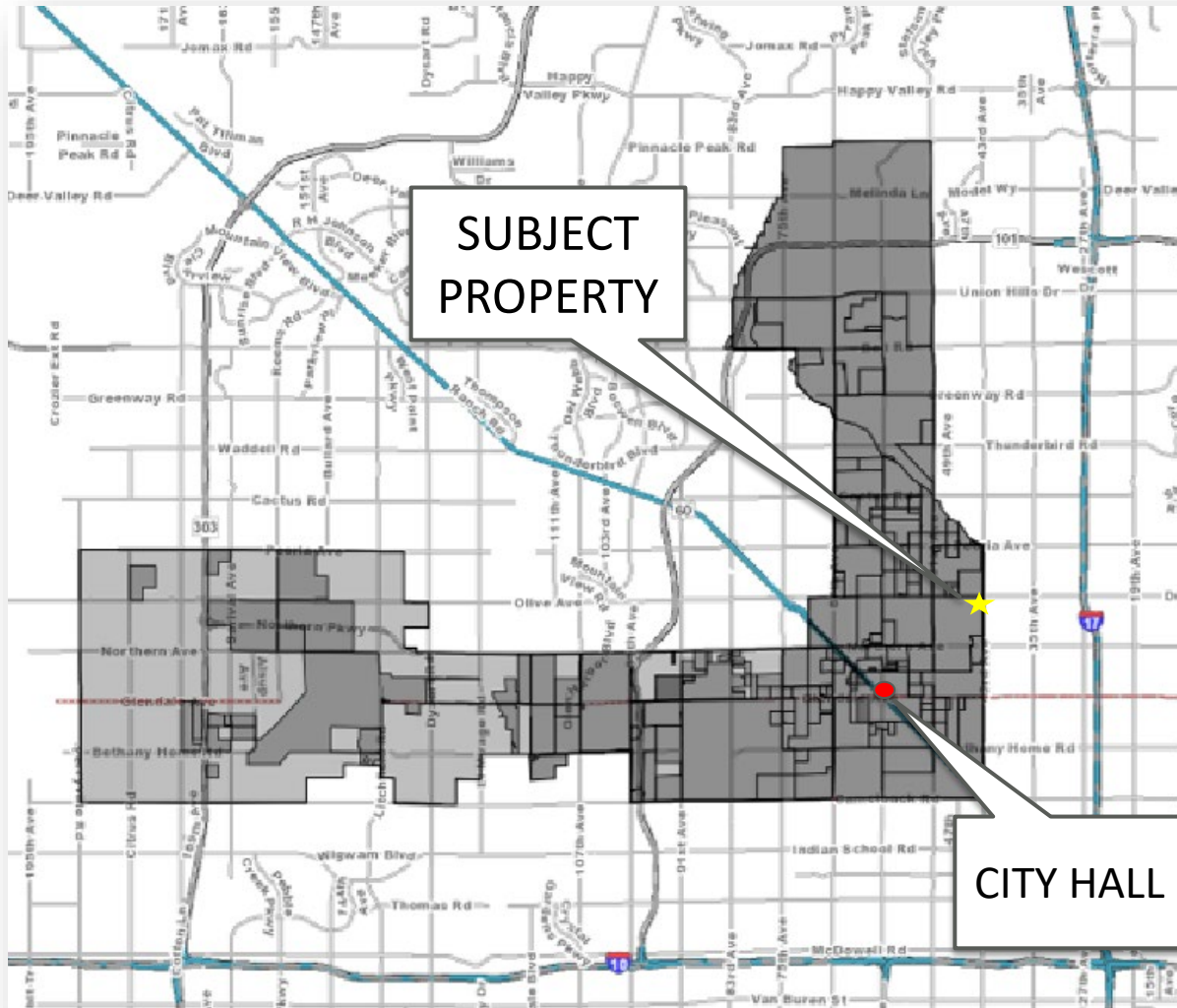
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Planning Commission approval of Gala Event Center (CUP23-02) with stipulations.

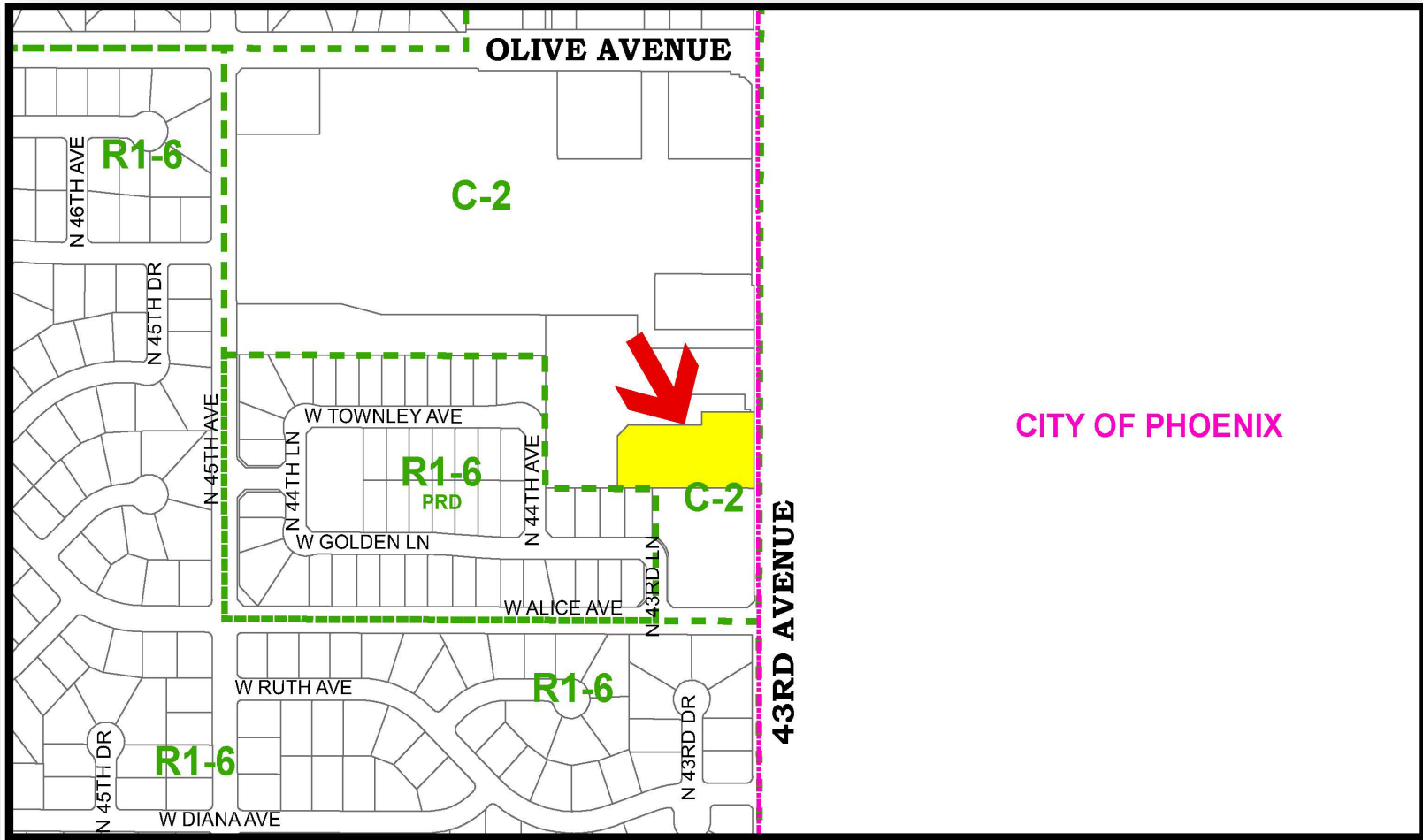
Applicant / Owner:

Claudia Avechuco / Aves Legacy LLC

# Vicinity Map

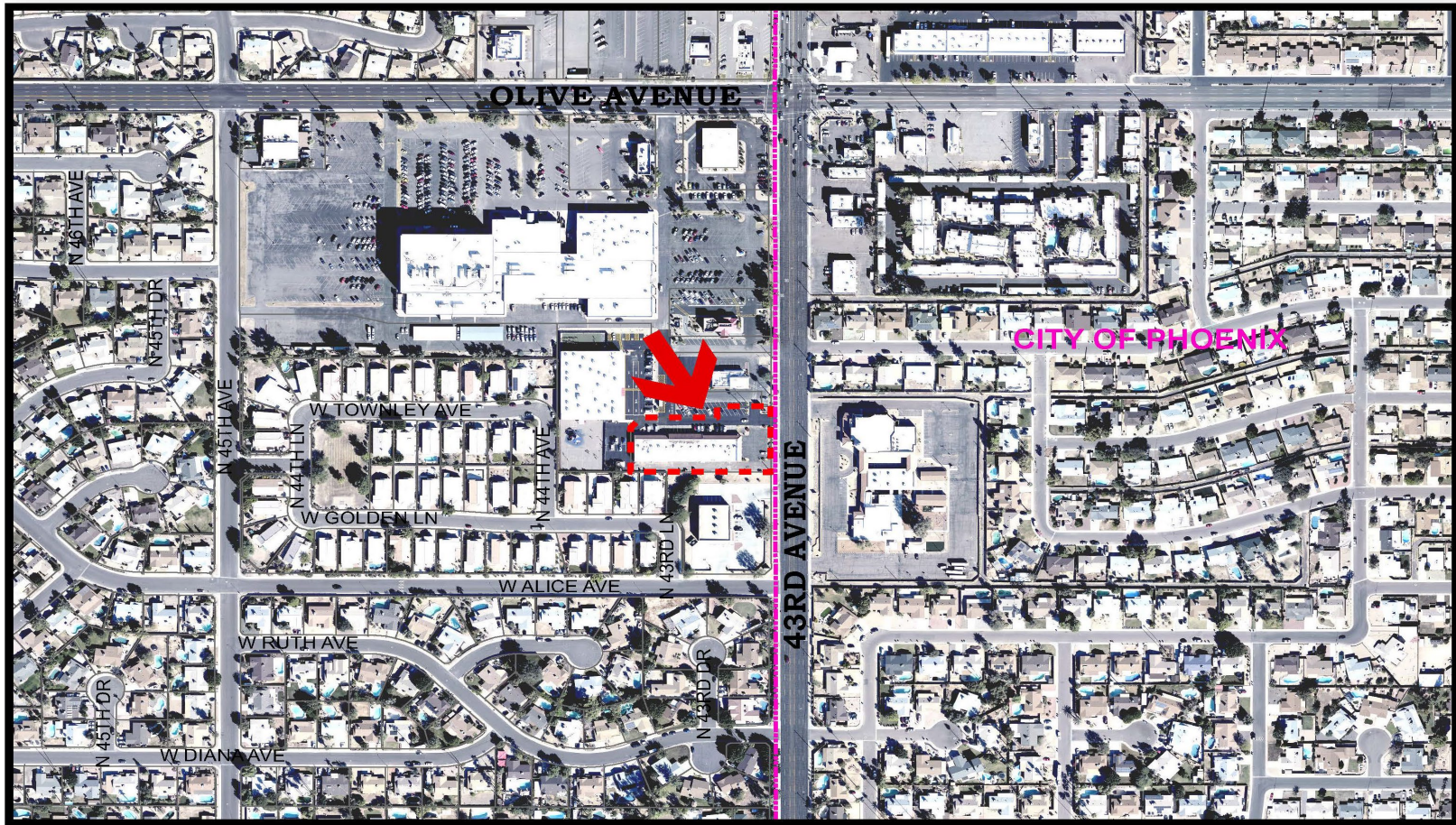


# Zoning Map



CITY OF PHOENIX

# Aerial Map



Aerial Date: October 2021



# Gala Event Center





# Gala Event Center





# Project Details

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- CUP required
- Existing multi-suite building
- 2,700 square foot space
- 7 days per week



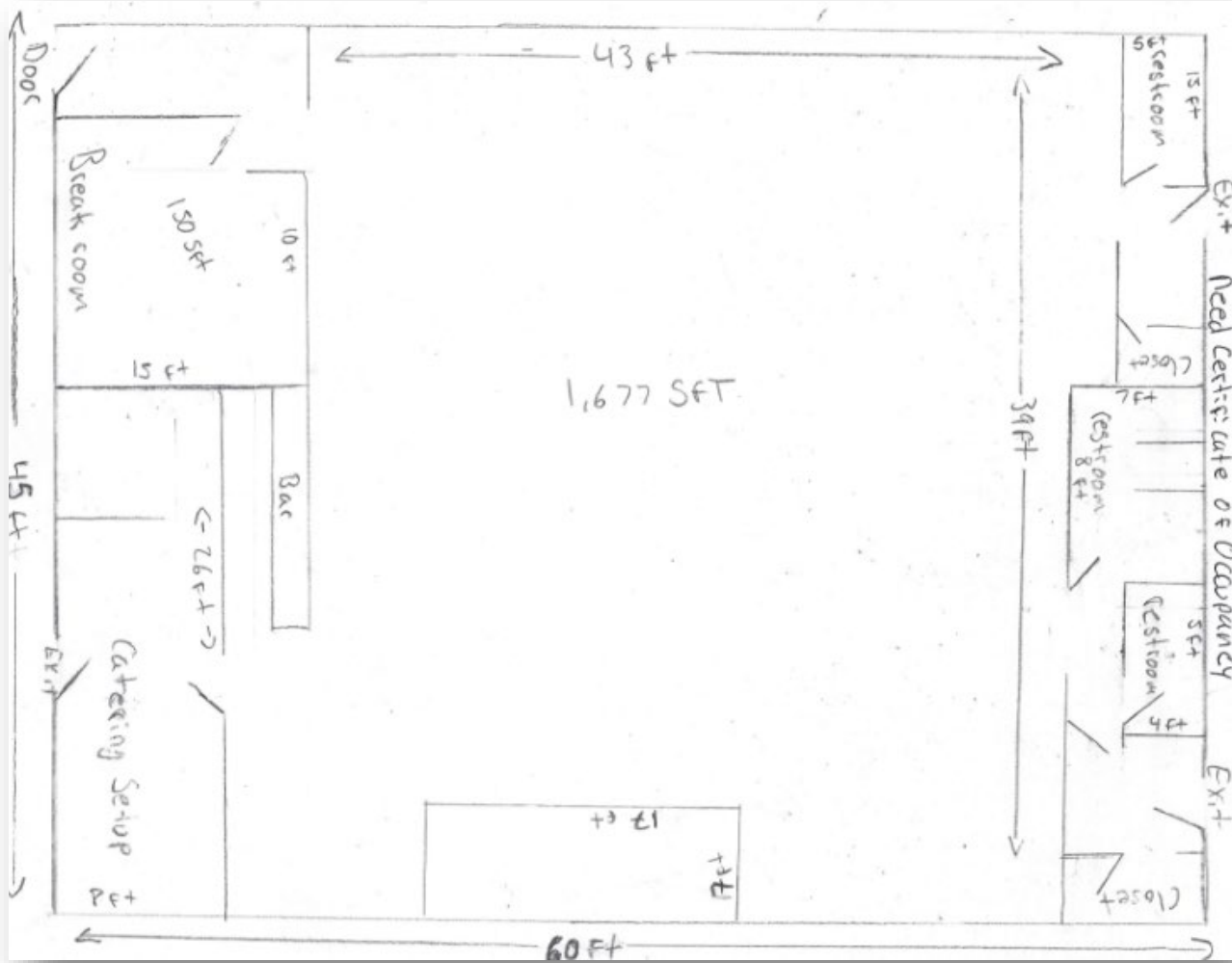
# Project Details

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- Sunday – Thursday: 11:00am – 10:00pm
- Friday and Saturday: 11:00am – 1:00am
- Clients supply food and beverages
- On-site staff

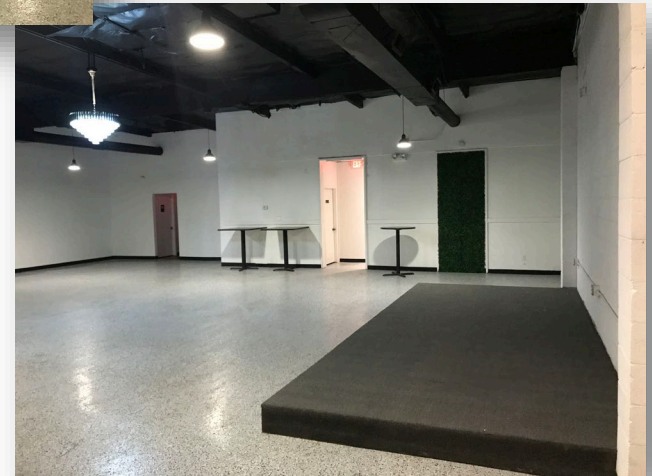


# Floor Plan





# Floor Plan





# Public Involvement

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- Notices mailed Jan 11<sup>th</sup> and Apr 3<sup>rd</sup>
- Neighborhood meetings Feb 2<sup>nd</sup> and Apr 12<sup>th</sup>
- *Arizona Republic* published May 3<sup>rd</sup>
- Hearing notices sent Apr 27<sup>th</sup>
- Property posted May 5<sup>th</sup>



# Findings & Analysis

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- General Plan consistency
- Not detrimental health, safety, or general welfare; no adverse effects on surrounding neighborhood when consideration is given to the character and size of the use and hours of operation



# Findings & Analysis

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- Adequate size and shape, zoning district requirements are met
- Adequate access to public streets, safe and efficient on-site circulation
- Stipulations to mitigate anticipated detrimental effects



# Recommendation

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Staff recommends approval of CUP23-03 subject to the following stipulations:

1. Development shall be in substantial conformance with the project narrative and floor plan, date stamped April 13, 2023.



# Recommendation

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2. Alcoholic beverages shall not be served before 4:00pm on weekdays (when school is in session).

3. Events shall not include outdoor activities without approval of a Special Events permit.



# Recommendation

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4. Hours of operation shall be limited to 11:00am to 10:00pm Sunday through Thursday, and 11:00am to 1:00am Friday and Saturday.

5. Landscaping shall be improved in existing irrigated areas to cumulatively meet one tree and three shrubs for every 30' of street frontage and three shrubs for every 3 onsite parking spaces.



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