

Citizen Participation Plan


Transcendence Bodywork LLC

8751 N 51st Ave N

Suite 120D

Glendale, AZ 85302

CASE NUMBER SR24-0303 / CUP24-04

	City of Glendale Development Services Department Planning Division
<hr/>	
<input type="checkbox"/> Failed	
<input type="checkbox"/> Conditionally Approved	
<input checked="" type="checkbox"/> Approved	
<div style="border: 1px solid black; height: 60px; width: 100%;"></div>	
aschwenner BY	8/6/2024 DATE

Project Description

Transcendence Bodywork LLC is a massage therapy business proposed for 8751 N 51st Ave Suite 120D, Glendale, AZ. This property is zoned Commercial Office (C-O) and therefore requires a Conditional Use Permit for Massage and Spa Establishments per Table 2.600-1 of the Unified Development Code (UDC). Transcendence Bodywork will be operated by one Owner/Operator who will provide professional massage services including pain management and relaxation to approximately 20 clients per week. Office hours will vary, but clients will be served between the hours of 9 am – 6 pm Monday through Saturday.

Proposed Notification

Per the requirements of a CUP, public notification in the form of a letter will be sent to all homes, businesses and HOAs located within a 600 foot radius of the property. A copy of this letter can be found as Appendix A, the Notification Map in Appendix B, and List of Property Owners in Appendix C. The letter includes contact information for both the business Owner as well as the City Planner who will document all correspondence regarding the project.

Affected Residents and/or Businesses

The existing office building currently serves an array of medical providers in an open-air garden style setting with direct suite access to the parking lot. Massage and Spa Establishments are aligned uses with the Medical, Offices and Clinics already operating in the building. Therefore, it is not expected to affect residents in the 600 ft notification radius. There are also no existing massage therapy businesses located within the notification area.

Notification of Project Changes

No changes to the project are expected. However, should an amendment to the proposed development occur after notification letters have been mailed, a modified letter shall be drafted for Planner review and approval prior to mailing.

Project Status

When citizens approach Applicant with comments or concerns, the Applicant shall notify project Planner via email. Applicant will include a proposed response and/or action to allay concerns.

Proposed Schedule

June 12, 2024 - Submit Citizen Participation Plan to Planner

June 17, 2024 – Implementation Date (i.e. Mail Notification Letters)

June 28, 2024 – Citizen Input Period Ends

July 1, 2024 – Submit Citizen Participation Final Report to Planner

Brandy McCrea
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Goodyear, AZ 85338
(717) 614-9773
brandyestel@yahoo.com

GLENDALE, AZ 85302

June 12, 2024

RE: City of Glendale Conditional Use Permit Application Case Number CUP24-04(SR24-0303)

Hello Neighbor,

This letter is to inform you that I am applying for a Conditional Use Permit application to operate a massage therapy business within the City of Glendale. The property is located in the Cactus District at 8751 N 51st Ave, Suite 120D, Glendale, AZ 85302. A Conditional Use Permit (CUP) is required for this property to allow the City to establish specific conditions that may mitigate any potential impacts.

My business will only be operated by myself, without any employees. My goal is to have 20 clients per week, working anywhere from 9-6 pm Monday through Saturday. The days I come in per week may vary. The ultimate goal is to provide professional massage services to clients looking to manage their pain, promote relaxation, and aid in any wellness goals. My space consists of two rooms – my reception/waiting room is approximately 115 square feet and my treatment room is approximately 156 square feet totaling 271 square feet. The lot size is 1.48 acres. The current zoning of C-O allows the proposed use with a Conditional Use Permit.

Nearby properties include houses. The only setback I can imagine my business having, as a one woman owned business, is not having adequate staff to meet the demand of the area. With that being said, I pride myself in my ability to keep precise scheduling records and appointments.

I have included a site plan with this letter for your review. You may write, email, or call using the contact information above or by contacting the Planner to this project, Amy Schwenner, for the City of Glendale at (623) 930-2805 or aschwenner@glendaleaz.com. Comments must be received by June 28, 2024.

For additional details about this project or to be added to the Interested Parties mailing list, scan the QR code:

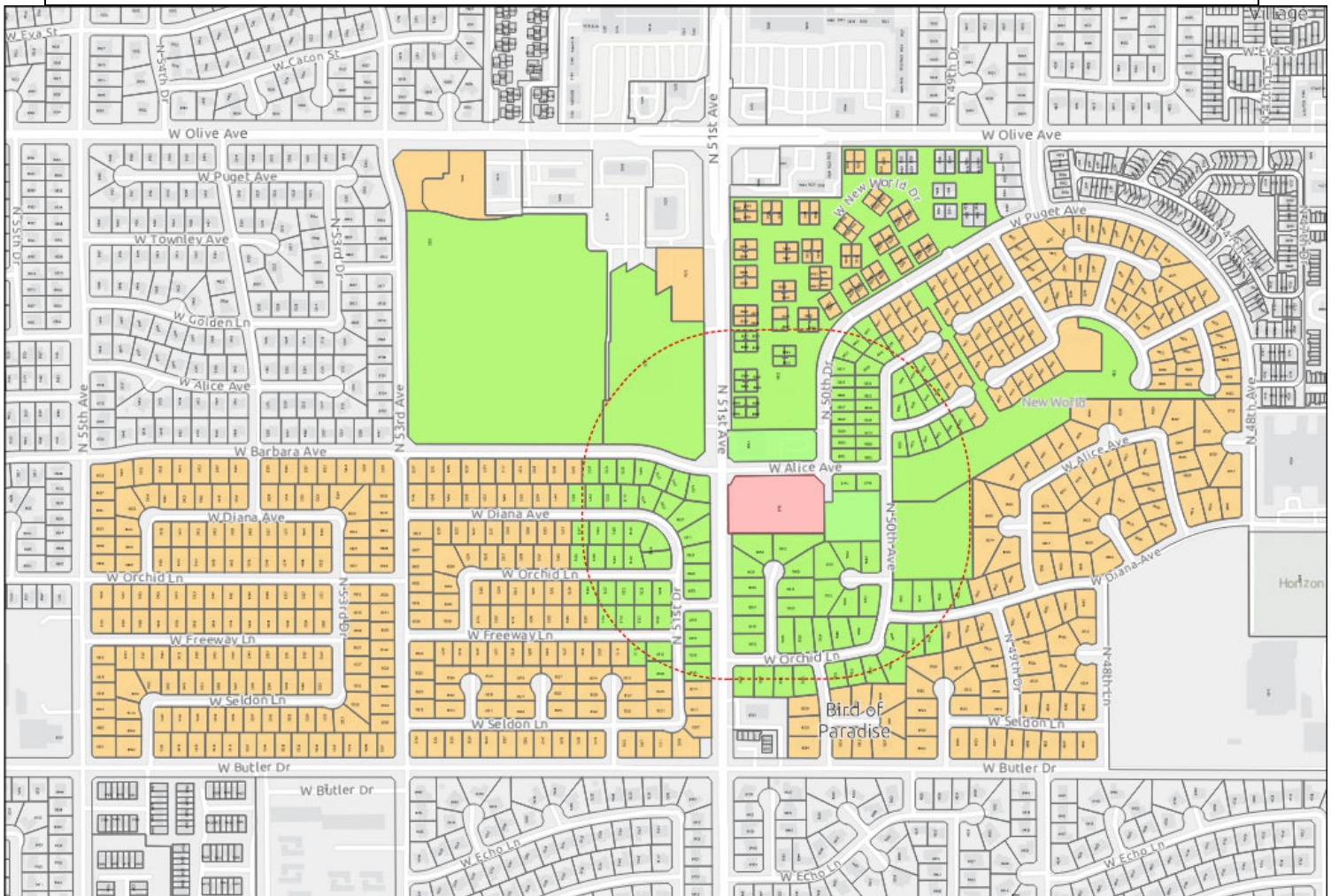
Sincerely,

Brandy McCrea

Brandy McCrea

NEIGHBORHOOD NOTIFICATION AREA

NAME / TYPE OF REQUEST:	CUP24-04 – TRANSCENDENCE BODYWORK LLC	
LOCATION:	8751 N 51 ST AVE	
REQUEST:	CONDITIONAL USE PERMIT REQUIRED FOR MASSAGE ESTABLISHMENT	
ZONING DISTRICT: CO		COUNCIL DISTRICT: CACTUS
FORMAL APPLICATION SUBMITTED: 05/06/2024		



Project Number: SR24-0303
Buffer: 600 ft

- Buffer
- Project Location
- Standard Area
- Expanded Area

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